

HOMES OF COMFORT



• TRULY-BUILT

NO. 45

BILT  **WELL**
MILL **WORK**
REGISTERED

CARR-CULLEN CO.
MINNEAPOLIS, MINN.

THE ROBERTSON LUMBER CO.



OUR PLAN SERVICE

A complete estimate of the Millwork for any of the designs shown in our plan book, "Homes of Comfort," No. 45, will be furnished on request.

Plans, Specifications and Material List will be furnished, free of charge, **only when order for all the Millwork is placed with us.**

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Design	Cost	Design	Cost	Design	Cost
4500	\$35.00	4533	\$35.00	4566	\$28.00
4501	40.00	4534	30.00	4567	28.00
4502	35.00	4535	30.00	4568	28.00
4503	30.00	4536	30.00	4569	28.00
4504	40.00	4537	30.00	4570	20.00
4505	40.00	4538	35.00	4571	25.00
4506	35.00	4539	35.00	4572	25.00
4507	30.00	4540	35.00	4573	25.00
4508	40.00	4541	30.00	4574	28.00
4509	40.00	4542	30.00	4575	25.00
4510	35.00	4543	30.00	4576	25.00
4511	35.00	4544	30.00	4577	25.00
4512	35.00	4545	30.00	4578	25.00
4513	35.00	4546	35.00	4579	25.00
4514	35.00	4547	35.00	4580	25.00
4515	35.00	4548	30.00	4581	28.00
4516	30.00	4549	35.00	4582	20.00
4517	30.00	4550	30.00	4583	20.00
4518	35.00	4551	30.00	4584	20.00
4519	30.00	4552	30.00	4585	20.00
4520	30.00	4553	25.00	4586	20.00
4521	30.00	4554	30.00	4587	20.00
4522	35.00	4555	30.00	4588	25.00
4523	30.00	4556	28.00	4589	18.00
4524	35.00	4557	28.00	4590	18.00
4525	35.00	4558	28.00	4591	18.00
4526	35.00	4559	28.00	4592	18.00
4527	40.00	4560	30.00	4593	20.00
4528	30.00	4561	25.00	4594	18.00
4529	35.00	4562	30.00	4595	20.00
4530	35.00	4563	30.00	4596	15.00
4531	35.00	4564	25.00	4597	18.00
4532	35.00	4565	28.00		

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Yours very truly,

CARR-CULLEN CO.

Minneapolis, Minn.

HOMES OF COMFORT

EDITION No. 45

*98 Designs of Moderately
Priced Homes—A Varied
Selection of Modern, Artistic
and Practical Homes*



Complete Plans and
Specifications Are
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Designs

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4506	35.00	4539	35.00	4572	25.00
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4511	35.00	4544	30.00	4577	25.00
4512	35.00	4545	30.00	4578	25.00
4513	35.00	4546	35.00	4579	25.00
4514	35.00	4547	35.00	4580	25.00
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4522	35.00	4555	30.00	4588	25.00
4523	30.00	4556	28.00	4589	18.00
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4525	35.00	4558	28.00	4591	18.00
4526	35.00	4559	28.00	4592	18.00
4527	40.00	4560	30.00	4593	20.00
4528	30.00	4561	25.00	4594	18.00
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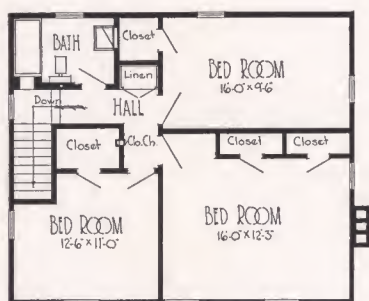
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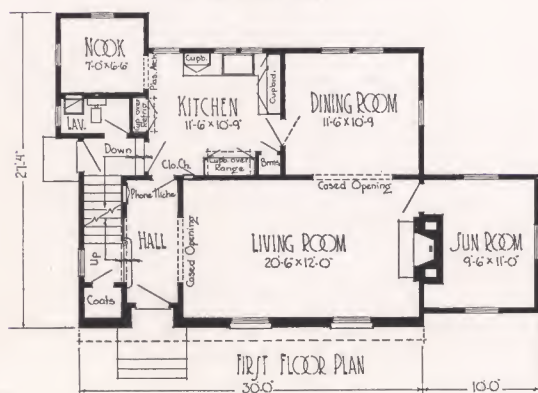
HOME BW-4500

Simple Yet Enduring Character in this New England Type

Size: 30 x 27-4 ft.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

THIS is an outstanding example of Early American Colonial Architecture. The overhang of the second floor, together with the stone front below, give the variation necessary to make this home individually distinctive without sacrificing the conservative, bright Colonial character.

The sun room gives the extra width necessary for a wide lot, yet it may be omitted for a smaller lot without disturbing the charm.

The convenient floor plan allows direct access to the entrance hall from living room, kitchen, basement, and second floor. The good sized kitchen is equipped with combination built-in cupboards and sink. Spacious and well proportioned bedrooms, two of which will accommodate twin beds, have large windows permitting plenty of light and cross ventilation.

24,600 cubic feet



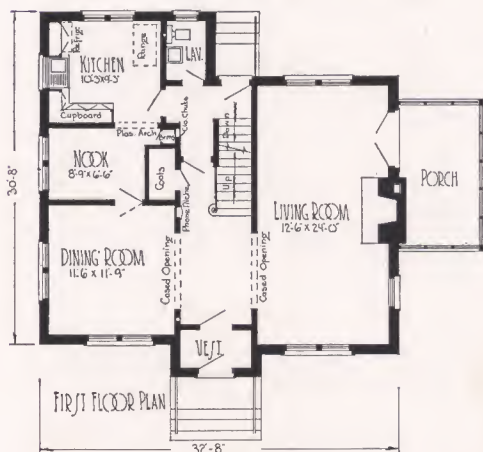
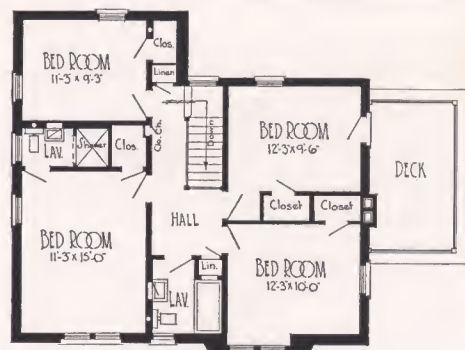
HOME BW-4501

English Solidarity in Brick

Size: 32-8 x 30-8 ft.

IN developing the exterior of this design the combination of simplicity and correct architectural detail results in a pleasing, dignified effect. A study of the main entrance indicates the importance of this feature and the attractive result which may be gained where careful designing provides correct proportions. A square house of this type lends itself to a clean-cut subdivision of the floor areas, and consequently the plan is an excellent example of a central hall and staircase layout. The kitchen facilities are increased by the desirable feature of a breakfast nook which, if desired, could be changed to a pantry. An extra toilet is provided on the first floor. The living room is thrown open to a roomy porch, creating a maximum of comfort in the living section of the house. There are two bathrooms and four bedrooms with ample closet space.

27,740 cubic feet, porch not included





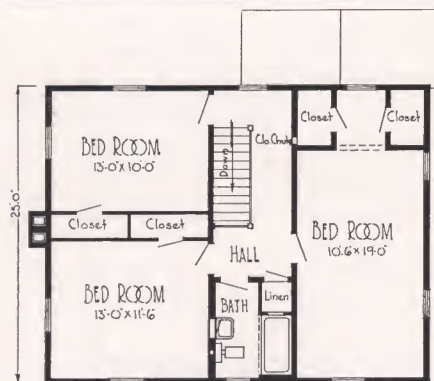
HOME BW-4502

Good Taste in this Early American Home

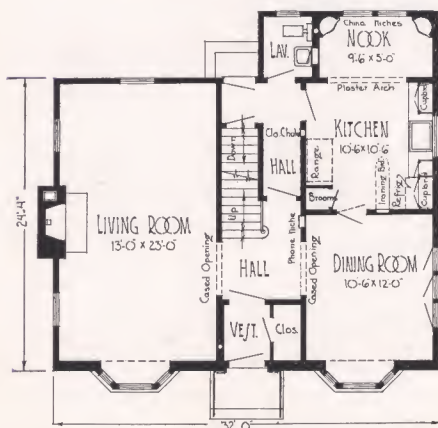
Size: 32 x 24-4 ft.

THE true lover of a Colonial type home will recognize in this design many wholesome characteristics. Here is an adaptation of the style, in both exterior architectural lines and interior room arrangement, so generally followed by our New England forefathers, allowing ample opportunity for utility and space conservation. A simple grandeur is afforded in the perfect proportion and sturdiness of the front entrance. The two bay windows add unusually bright attractiveness to both the living room and dining room. In a home of this caliber you would naturally expect every convenience, and a study of the floor plans will reveal a completeness of interior detail that is surprising. Notice especially the well planned kitchen and the large master's bedroom with two big closets.

26,060 cubic feet



SECOND FLOOR PLAN



FIRST FLOOR PLAN



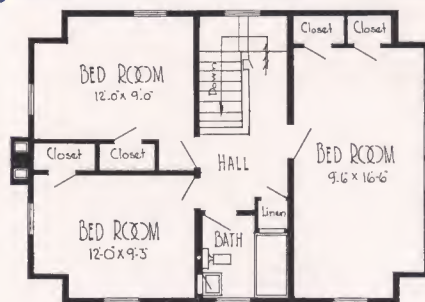
HOME BW-4503

A Popular Dutch Colonial Type

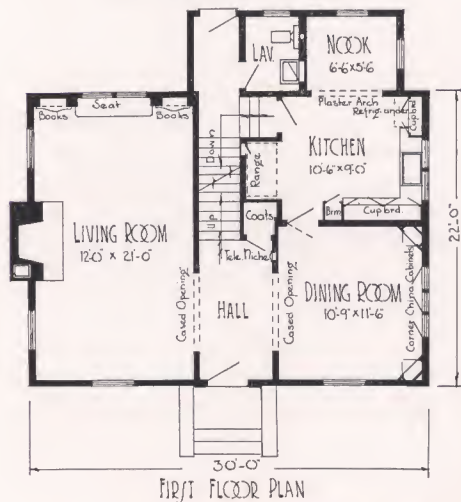
Size: 30 x 22 ft.

THE Dutch Colonial type has always been popular with lovers of true architecture. There is an undeniable quaintness to the Dutch Colonial not seen in any other type of home. In this design the proportions are correct, and its appearance is true to style. The floor plans show the conventional layout. The lavatory on the first floor, reached from the rear entry, is a modern feature now very much in demand. We draw your attention to the unique front entrance detail, the attractive book arches and seat in the living room, and the built-in conveniences in the kitchen. Corner cupboards in the dining room add much grace and charm. Notice the exceptionally large rooms for the size of the floor plan.

20,675 cubic feet



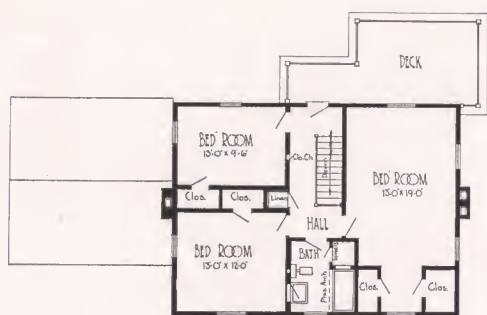
SECOND FLOOR PLAN



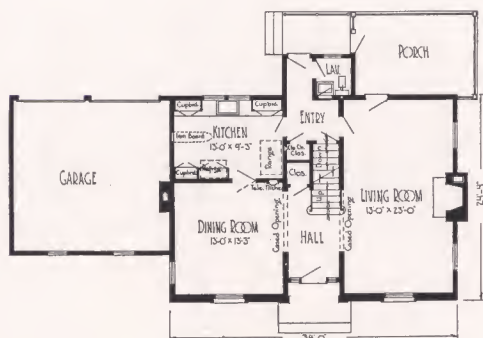
FIRST FLOOR PLAN



HOME BW-4504



SECOND FLOOR PLAN



FIRST FLOOR PLAN

Hospitality and Stability in this New England Colonial

Size: 34 x 24-4 ft., garage 19 x 19 ft.

HERE we have used the garage to give extra width to the front elevation of the house.

This treatment is particularly desirable on a wider lot and to make the house blend with more open surroundings. The front entrance adaptation is in very good taste giving a plain, neat appearance and protection from the weather. One experiences a feeling of dignified hospitality in the spacious entrance hall with wide cased openings and imposing open staircase. The open porch at the rear may be glazed in and used as a sunroom. The second floor plan shows excellent planning with double exposure to all rooms. Notice the towel cabinet and linen closet. The deck over the porch is accessible from the rear of the second floor hall.

25,360 cubic feet, garage 4,700 cubic feet,
porch not included



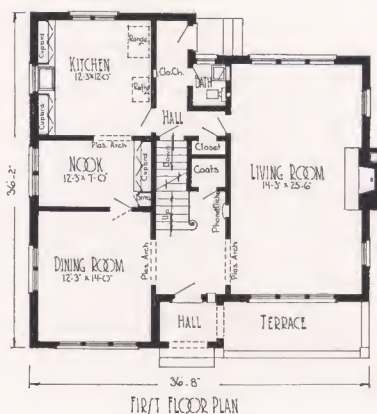
HOME BW-4505

Unusually Decorative and Enduring English Type

Size: 36-8 x 36-2 ft.

OUR illustration shows an unusually decorative design in brick, yet without ostentation and in excellent taste throughout. The long curved roof line is admirably done—a matter of first importance, since no other feature so often makes or mars a house. The windows with peaked roofs, the fine brick archwork forming the entrance with portico alongside are points of interest. For the interior, every essential convenience that modern tendencies have developed is included. The outstanding features of this home are in the complete accommodations, both for living purposes and for entertaining. A study of the plans will show that this home has fulfilled the promise of its exterior in that most important part—its plan.

36,592 cubic feet, terrace not included

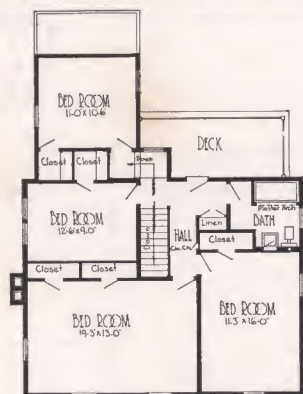




HOME BW-4506

Conservative New England Architecture

Size: 32 x 24 ft.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

HERE is a type of home made familiar by the good taste and common sense of the domestic architecture developed in past years throughout the New England and North Atlantic States, using a combination of wide siding and stone. The extra bedroom over the garage in the rear is an excellent example of the economical planning of this home which has little or no waste space. The plan has been excellently developed with a long living room on one side, and dining room and kitchen on the other side. Practically all of the features that make a modern interior are included—breakfast nook, first floor lavatory, linen closet, and a feature that most housewives demand—a deck for the airing out of clothes.

27,220 cubic feet, garage included



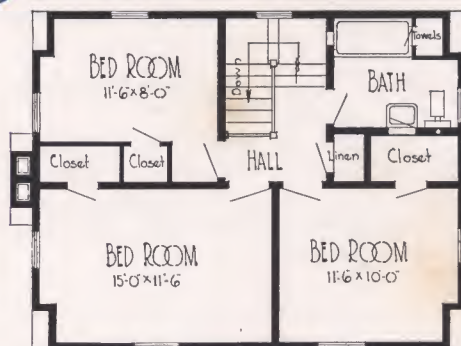
HOME BW-4507

A Compact and Roomy Dutch Colonial

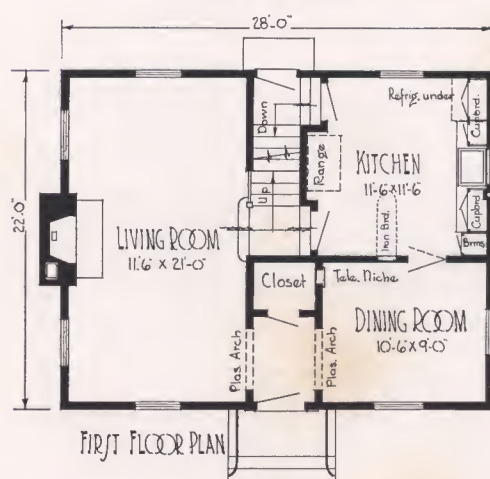
Size: 28 x 22 ft.

THE Dutch Colonial, which always gives a homelike character, is used to advantage in the design of this house. The low general lines and overhanging eaves, which are quite typical of this type of home, have always been attractive. The floor plan shows a full-length living room with a fireplace on the side. The center of the house is planned a little differently, making the stairway accessible from both the living room and the kitchen. This system allows room in the front part of the house for a large clothes closet. Notice especially the ample space planned for many built-in conveniences. This is an exceptionally compact and economical home.

17,900 cubic feet



SECOND FLOOR PLAN



FIRST FLOOR PLAN



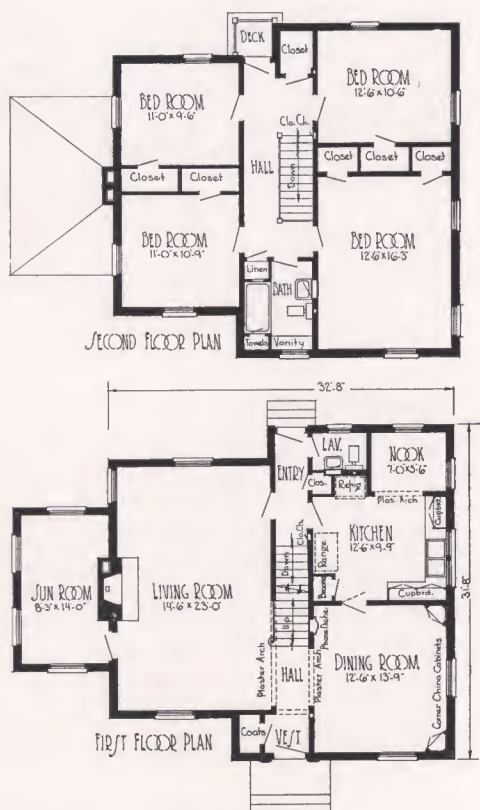
HOME BW-4508

Fascinating French Provincial

Size: 32-8 x 31-8 ft.

THE brick exterior and roof lines are characteristic of the French Provincial type of architecture, which affords a captivating variety in style lending itself readily to unique interior planning. You will notice that a minimum of space is used for the entrance hall thus allowing extra area for the living room. This home is complete with corner cupboards in the dining room, first floor lavatory, breakfast room, and broom closets. Upstairs there are four good-sized bedrooms, ample closet space with an extra closet in the hall, and a small outdoor deck. Notice also the linen closet and the towel cabinet and vanity dresser in the bathroom.

31,600 cubic feet





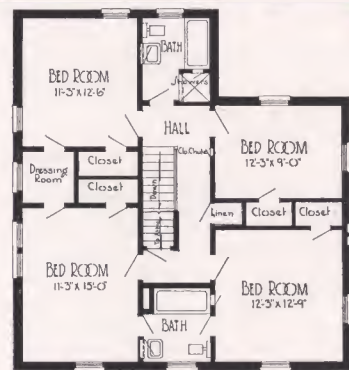
HOME BW-4509

Practicability in Brick Colonial

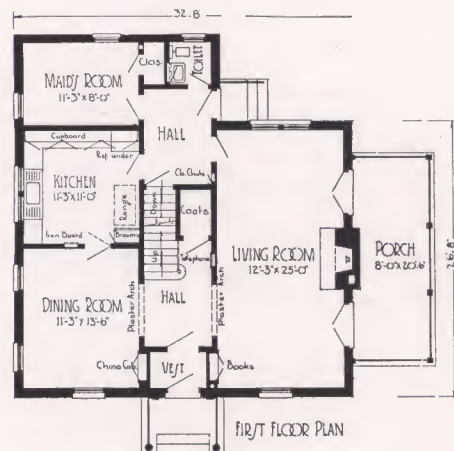
Size: 32-8 x 35-2 ft.

THIS design is a simple but very practical home of brick veneer construction with typical Colonial entrance, open porch, and long wooden shutters. The chief point of interest is in its lack of frills and ornamentation, indicating a good, substantial home, that can be built economically, and one which you may be justly proud of. Careful attention to detail and arrangement furnishes us with a floor plan that is exceptional. One feature is the maid's room sensibly located in the rear of the kitchen; also a very convenient first floor toilet is shown, reached from a spacious hall. A door from the living room permits your friends to reach your basement amusement room without going through the rest of the house.

31,372 cubic feet, porch not included



SECOND FLOOR PLAN



FIRST FLOOR PLAN



HOME BW-4510

Modified Application of American Colonial

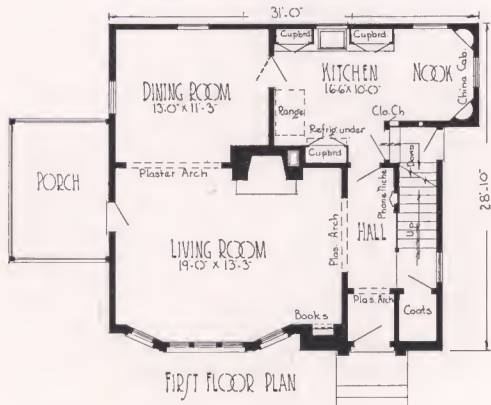
Size: 31 x 28-10 ft.

HERE we have a modern application of the American Colonial type in white shingle construction with painted brick below. The entrance at one side permits an entirely different floor plan with the living room and dining room on one side of the house. The large bay window in the front adds tremendously to the size and openness of the living room. The fireplace in the center of the house is an economical feature in construction. The airy screen porch at one side is a decided benefit. Upstairs there are three bedrooms, one bathroom and plenty of closets.

23,700 cubic feet, porch not included



SECOND FLOOR PLAN



FIRST FLOOR PLAN



HOME BW-4511

Unique American Colonial Design

Size: 32 x 26-6 ft.

ATTRACTIVELY different treatment of the front elevation makes this home distinctly individual. The recessed red brick wall with projecting ends in shingles and the panelled bay window treatment, together with the plain entrance frame, give a note of unusual charm. The attached garage with a railed deck above offers the greatest convenience. The porch off the living room may be screened in for summer. There are four bedrooms upstairs. The basement has space enough for amusement room, laundry, furnace room and vegetable room.

26,200 cubic feet, garage 4,500 cubic feet,
porch not included



SECOND FLOOR PLAN



FIRST FLOOR PLAN



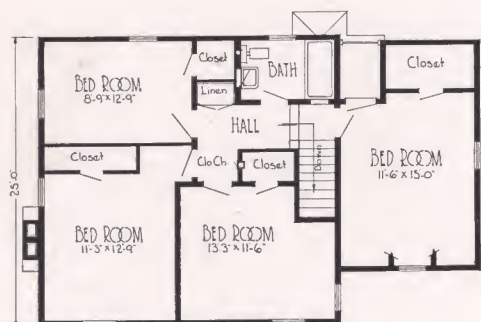
HOME BW-4512

Individuality in American Style

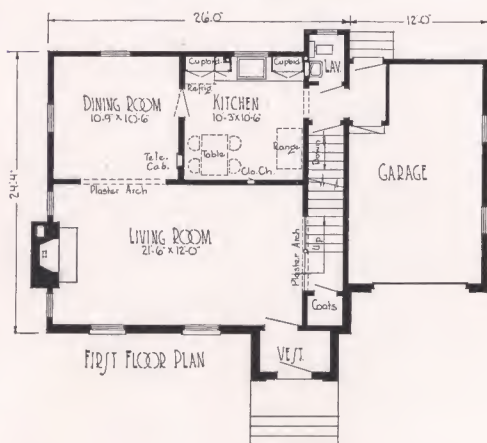
Size: 38 x 24-4 ft.

AN entirely singular design based on our domestic pattern of architecture using the advanced vestibule to conserve space within. This exceptional scheme provides the maximum number of rooms for its area. The front facing garage is ornamented so as to become an integral part of the house, with a bedroom, closet, and deck on the second floor. Examine the floor plans carefully and note the excellent layout of the main part of the house. Particularly unique is the rear entry accessible directly to kitchen, lavatory, garage, basement, and back door. The exterior would be equally attractive done in white shingles and brick.

23,384 cubic feet, garage included



SECOND FLOOR PLAN



FIRST FLOOR PLAN



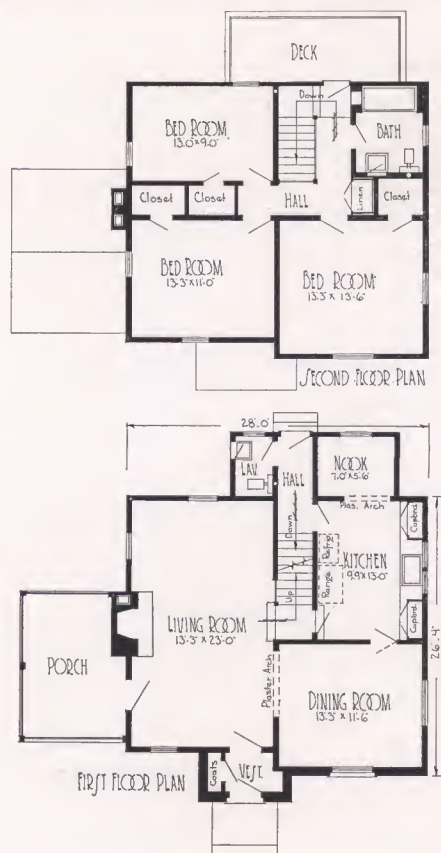
HOME BW-4513

Adaptation of English Style

Size: 28 x 26-4 ft.

SEVERAL variations in the orthodox standards of architecture give this dwelling a definitely individualistic aspect. The roof lines are patterned somewhat after the English manner although in the aggregate the result is basically American. The simple front entrance, the panelled window on the right with full length shutters, and the open screened porch are exterior items of particular interest. The interior is exceptionally well designed with rooms of good proportions. The stairway is accessible from the living room and the kitchen. On the second floor are three bedrooms, plenty of closets including a linen closet. An open-air deck is convenient to the upstairs hall.

21,762 cubic feet, porch not included

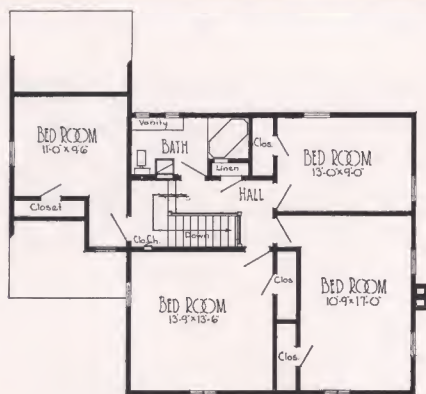




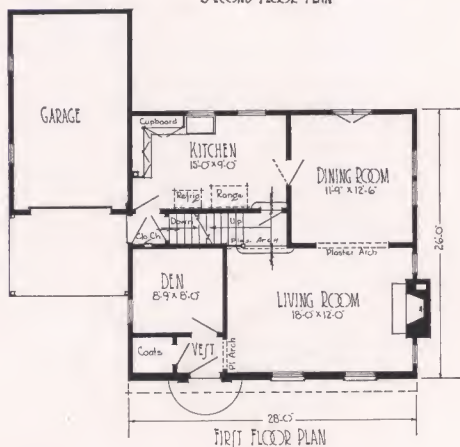
HOME BW-4514

Good Taste and Practicability in American Colonial

Size: 39 x 26 ft.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

EVEN though the Early American Colonial scheme is noted for its economical standardization there are many accessories which can be added to give the individual touch. Here we are using the garage entrance for just such a purpose. You will notice that the portico, which serves as a protection in front of the garage doors as well as a covering over the side entrance, is a decided convenience in bad weather. The first floor plan shows adjacent to the front entrance a den which could easily be converted into an office for a professional man. The den could be converted into a library connected to the living room by changing the location of the door. A careful study of the floor plans will reveal many admirable features.

28,150 cubic feet, including garage



HOME BW-4515

Brick and Siding American Colonial

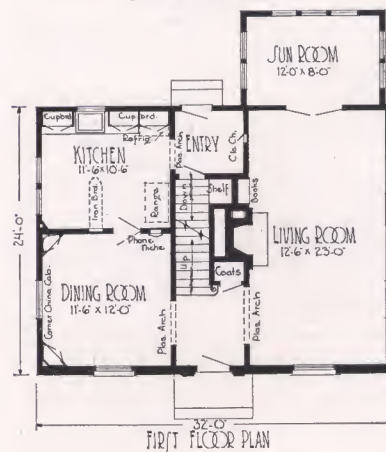
Size: 32 x 24 ft.

FOR neat conservative appearance the American Colonial is an outstanding choice. In this home we show an exterior of brick painted white with white siding above. The variation in the treatment of the front entrance frame and the brick quoins at the corners give this house its individuality without sacrificing any measure of economy. Because of its compact design, inside fireplace, elimination of projections and frills, this design should admirably meet the demands of people who want to keep their investment at a minimum. Many modern built-in conveniences are provided for; the bedrooms are all of good size. The sunroom off the living room may be omitted.

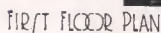
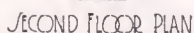
25,300 cubic feet



SECOND FLOOR PLAN



FIRST FLOOR PLAN



Size: 28 x 26 ft.

23,000 cubic feet



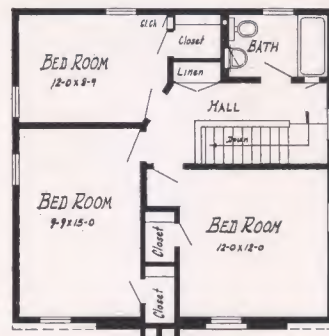
HOME BW-4517

Approved English Stucco Design

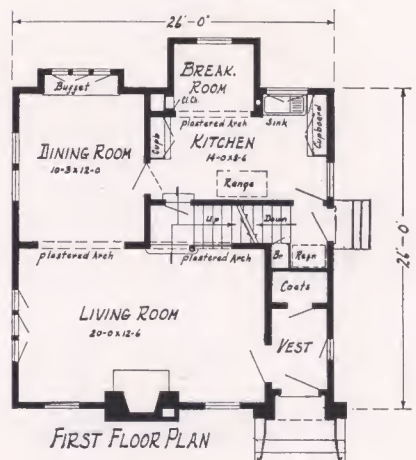
Size: 26 x 26 ft.

AN eminently successful design, the demand for this popular type of a home is increasing instead of diminishing. It is a modern type, which can be built very economically, the English effect being obtained with very little extra expense over the square type of home. The chimney, being in front, stands out as one of the architectural features, while the rounded doorway, the peaks, the long sweeps, and the trimming in stone form a combination that is particularly pleasing, and which appeals to the home buyer prospect. The arrangement of the floor plans is very practical, and will amply meet the requirements of the average family. Most all of the features seen in much larger homes have been included in this plan, and although not large, it nevertheless holds interesting decorative possibilities.

19,200 cubic feet



SECOND FLOOR PLAN



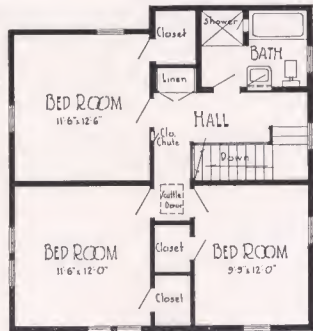
FIRST FLOOR PLAN



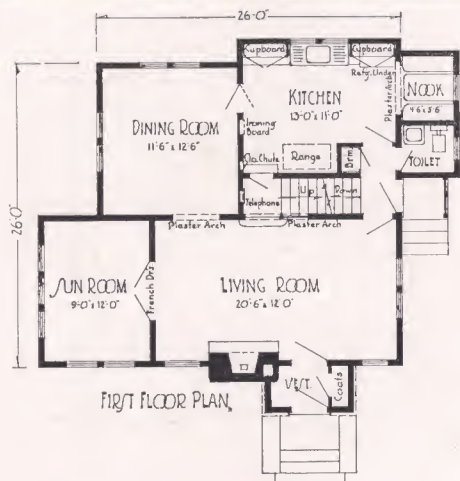
HOME BW-4518

Stucco Design of English Influence

Size: 32 x 26 ft.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

AGAIN the English influence makes itself felt in numerous details, but in this respect the architects have been careful to avoid extremes. Again note the manner in which the combinations of materials are made to set each other off. The treatment of stone on the chimney and around the entrance, the false timbering continuing down to the first floor windows, the addition of an attractive gate on one side: all do their fair share to keep monotony at a safe distance. The interior arrangement is bound to appeal to the small family, as every available inch of space is used to the best advantage. Although on a smaller scale, every convenience the small family would desire is included. Study the floor plans carefully. Seldom will you see a home of this size with as complete a layout.

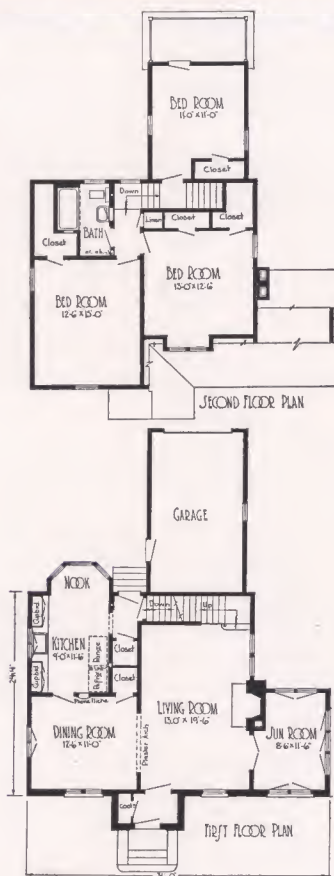
22,895 cubic feet



HOME BW-4520

Unusual Story and One Half Design

Size: 36 x 24-4 ft.



A WEE bit out of the ordinary, if the design is handled with judgment, is always refreshingly interesting. This design borrows a little from many types, but as a whole it is distinctly individual and unusually attractive. The stone front with vertical batten boards above, both blending into the unevenly applied white shingles on the side, gives distinction to this selection. There is quite an unusual floor plan with the stairway at the rear of the living room. The kitchen has a bay window which forms a breakfast nook. The attached garage has an extra bedroom and deck above, giving more space than usual in the story and one-half type.

26,000 cubic feet, including garage



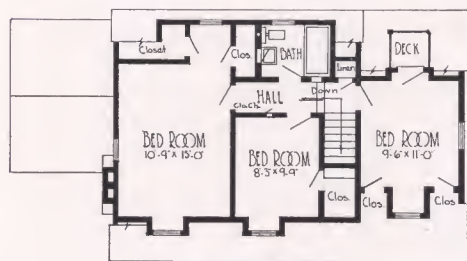
HOME BW-4521

Attractive Cape Cod Colonial

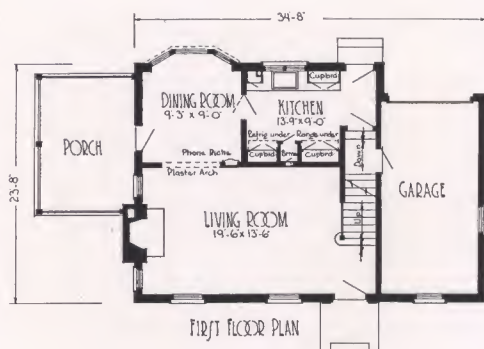
Size: 34-8 x 23-8 ft.

HERE a delightful combination of exterior materials enriches this Cape Cod design. At first the view shown above gives the impression of costliness, but a careful analysis of the size shows a small main floor plan of 24-8 x 23-8 plus the porch and garage: a truly economical size for a three-bedroom home in a well proportioned plan that is extraordinary in its make-up. In the basement an amusement room runs across the front of the house with laundry and furnace rooms in the rear. Three bedrooms and bath upstairs, with plenty of closet space, complete our description of a home which we consider well above the average.

*17,600 cubic feet, including garage,
porch not included*



SECOND FLOOR PLAN



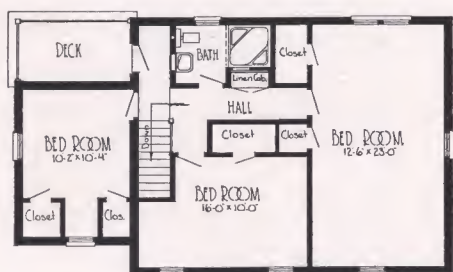
FIRST FLOOR PLAN



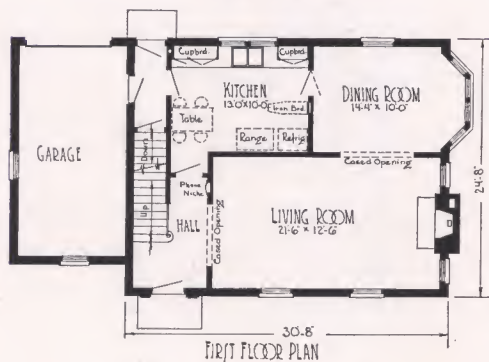
HOME BW-4522

Noteworthy Treatment of Brick Colonial

Size: 40-8 x 24-8 ft.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

IT cannot be denied that there is a feeling of stability, of security in the brick house. Of course the cost will enter into the discussion, but we should judge the comparative values over a period of years instead of for the moment, and in that sense the brick house will compare in cost very favorably with the stucco or frame building. This square type of home, when built with brick, establishes itself immediately. The little ornamentation such as the simple entrance, siding dormers, shutters, and the use of the garage at the left to develop the front elevation in width, appeals to a large class of people who demand houses of solid conservative character. An excellent interior has been planned to provide every comfort for the average family.

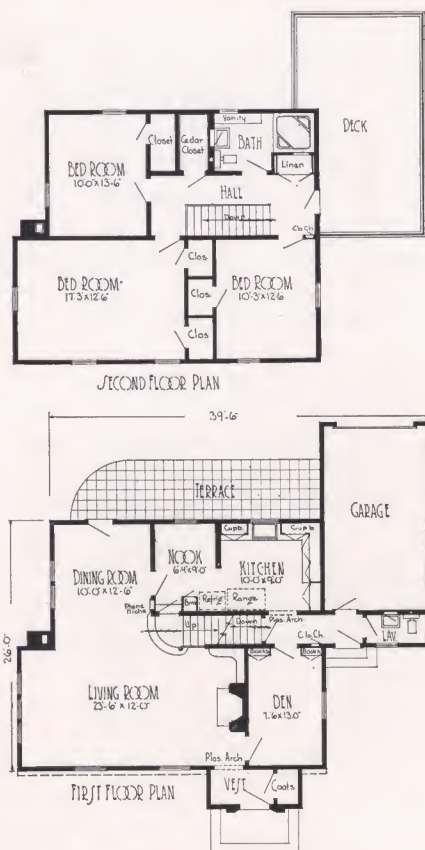
26,600 cubic feet, including garage



HOME BW-4524

Attractive Semi-Modernistic Example

Size: 42 x 26 ft.



SOMETHING new to keep pace with changing times is shown here in this two-story house incorporating a measure of the modernistic type of architecture. In general square for economy with small eaves — typically making its bid for attractiveness through plainness. The unusual layout of the first floor allows space for a den near the entrance. The customary arch dividing living room from dining room is replaced by a novel right-angle arrangement with the staircase marking the center of the combination. Notice also the terrace accessible from the dining room in the rear. The attached garage is planned to permit entrance to the house through the den as well as through the kitchen. A perusal of the floor plans will disclose many unusual features.

22,840 cubic feet, garage 2,880 cubic feet



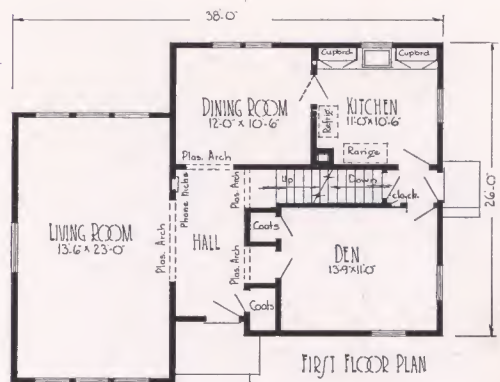
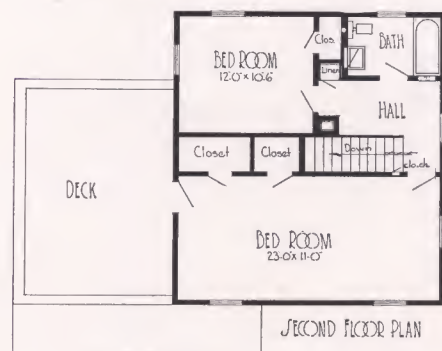
HOME BW-4525

Good Taste in Modernistic Architecture

Size: 38 x 30 ft.

THE Modern type of residence is gaining more and more favor because of its low cost as compared to other types of construction. This low cost is attained by the elimination of high roofs, superfluous ornamentation and valueless space. To the left of the entrance hall is the large living room with ample wall space which makes it ideal for placing furniture. The den at the right is located ideally for privacy being directly accessible from both the front and the back halls. There are two bedrooms and a bath upstairs. A large open deck opens off the master's bedroom.

22,100 cubic feet





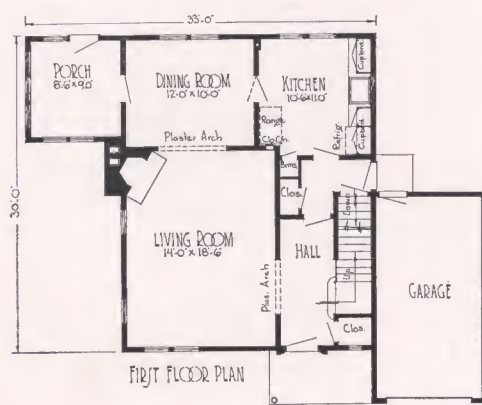
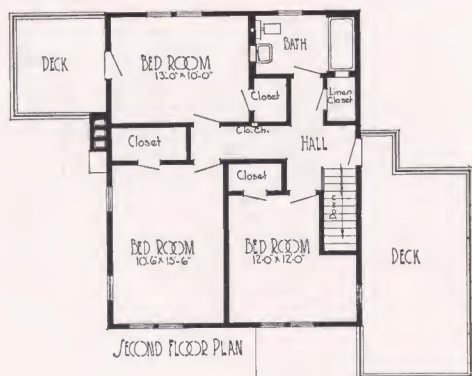
HOME BW-4526

Practicability in the Modern Trend

Size: 33 x 30 ft.

HERE is another selection in the modern functional style, the basic theory in all houses following this architecture being to disregard tradition and customs in design and plan for usefulness and simplicity. The body of a house is a cube and each attachment follows the same form. An entrance hall is substituted for a built-in vestibule. The living room with its corner fireplace is distinctive and home-like. Three bedrooms and bath are shown on the second floor and large closets are provided for all the rooms. A fourth bedroom may be added by using part of the space over the garage.

19,000 cubic feet, garage 2,320 cubic feet





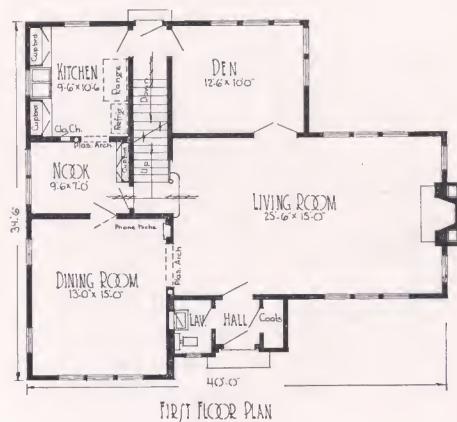
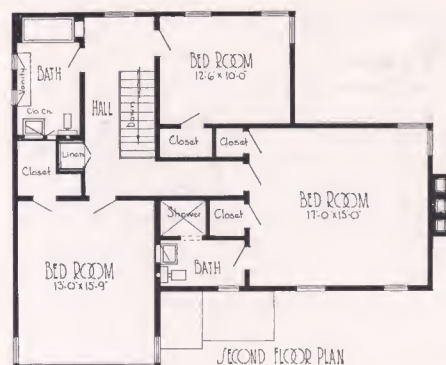
HOME BW-4527

More Ornate Modern Type

Size: 40 x 34-6 ft.

TRULY the last word in modern architecture, this house has all the characteristics of its type but gives relief from the usual boxy appearance of the modernistic style. This same modern architecture has been followed throughout the interior, showing fireplace, stairway, and cabinet work of novel design. Three bedrooms on the second floor are all exceptionally large. The master's bedroom has a private bath with shower. In the main bath is a vanity dresser with two small casement windows above and a large mirror.

30,250 cubic feet





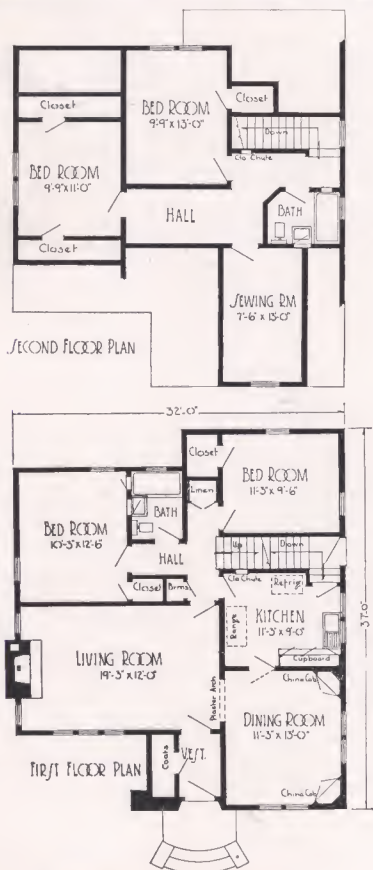
HOME BW-4528

Possessing a Hospitable Atmosphere

Size: 32 x 37 ft.

THIS English type cottage presents a charm seldom surpassed by other common types. This is one of the new bungalows that has a hospitable atmosphere because of its simplicity. Its quaintness is pronounced, and also because it is well planned, very attractive, and "cozy looking" it has become immediately popular. The interior is just as charming, with the dining room occupying the front of the house and, following the new vogue, separated somewhat from the living room. The accessibility of all rooms of the house from the hall is splendid. For those who wish to finish the upstairs immediately, we show a second floor plan containing two bedrooms, bath, and sewing room.

24,800 cubic feet



**BILT WELL
MILL WORK**

REGISTERED



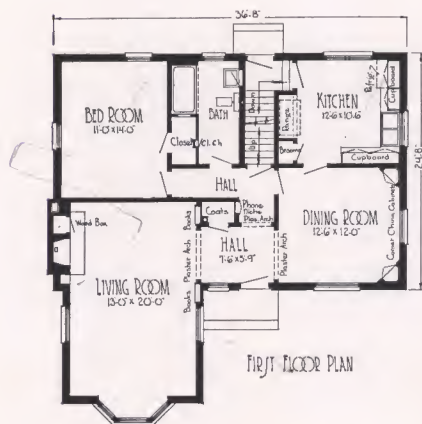
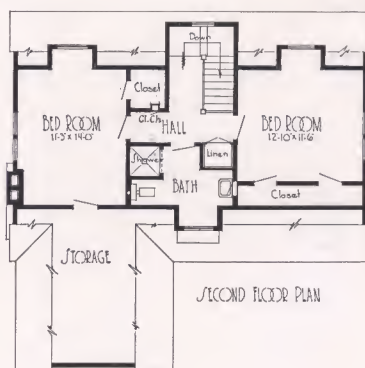
HOME BW-4529

Charm and Quaintness in the English Cottage Type

Size: 36-8 x 36-2 ft.

ONE cannot ignore the tradition of this type shown in a perfect setting snuggling in the shade so remindful of the peaceful quiet English countryside where this style was originally developed. Very different from our own American Colonial type, it has its distinctly appealing charm. The interior follows the same architectural trend as the exterior. A characteristic massive fireplace with a built-in wood-box in the living room blend perfectly with the design. A wealth of wall space gives much gratification in placing furniture. A bedroom and bath are shown on the first floor with two bedrooms and a shower bath on the second floor.

29,270 cubic feet





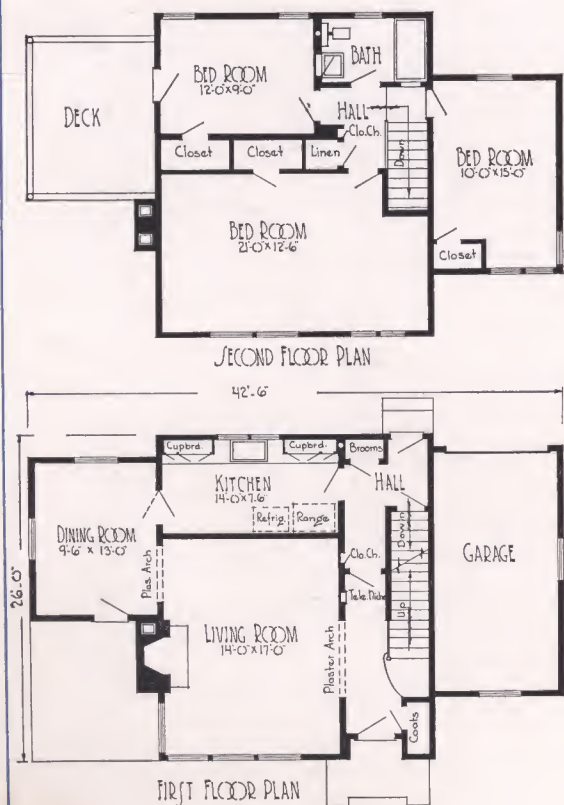
HOME BW-4530

Ultra-Modern

Size: 42-6 x 26 ft.

ADMIRABLY well designed to meet the requirements of those who like the modernistic trend. With its exceptionally livable arrangement it surely fits the utilitarian scheme. The large corner windows, the plain exterior, and the flat roof are all indicative of the modern age. The interior plan is rather unusual, showing good designing with an abundance of wall space in the living room, a practical, well laid out kitchen with large cupboards and work space. One large master's bedroom with two bedrooms of average size are located on the second floor. The deck porch may be screened or glazed in making an ideal sleeping porch.

22,875 cubic feet, including garage





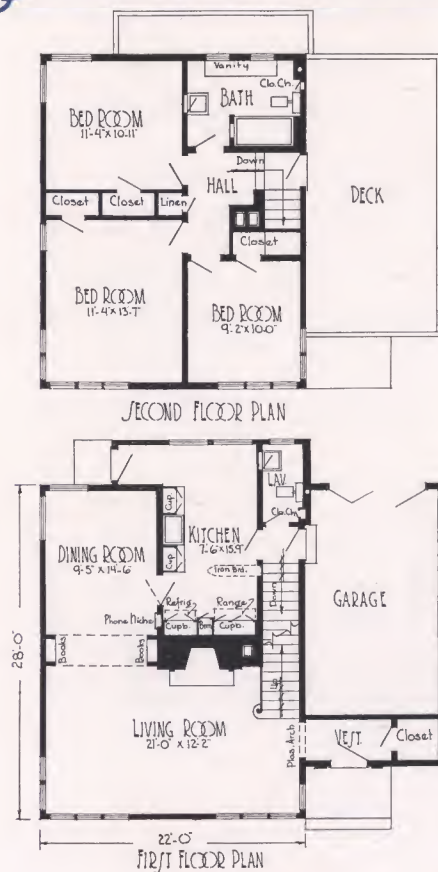
HOME BW-4531

Stucco House of the Modern Age

Size: 33-6 x 32 ft.

BUILT as a demonstration home, this design attracted thousands of people. Considerable effort was spent to design a floor plan that would match in convenience the economical, utilitarian design of the exterior. Many decorative possibilities can be seen in the living room with fireplace, two sets of triple windows with narrow mullions, stairway with spiral rail, and bookcases showing on either side of the dining room archway. The second floor plan shows a large open-air deck opening off the stairway hall. The plans are considered ideal for a small three-bedroom house.

16,830 cubic feet, garage 3,140 cubic feet

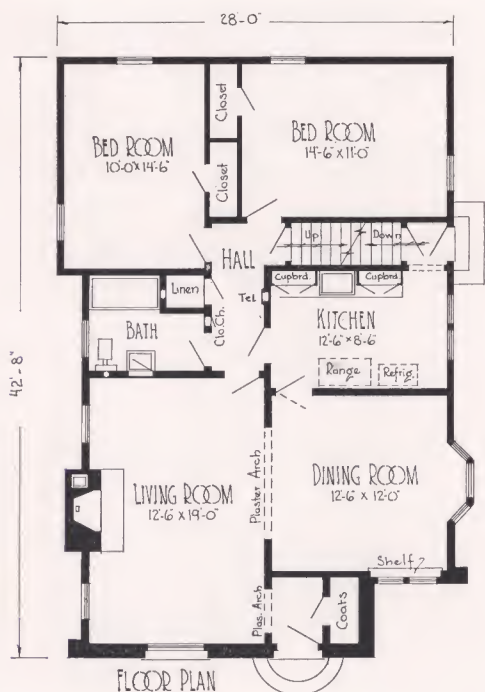




HOME BW-4532

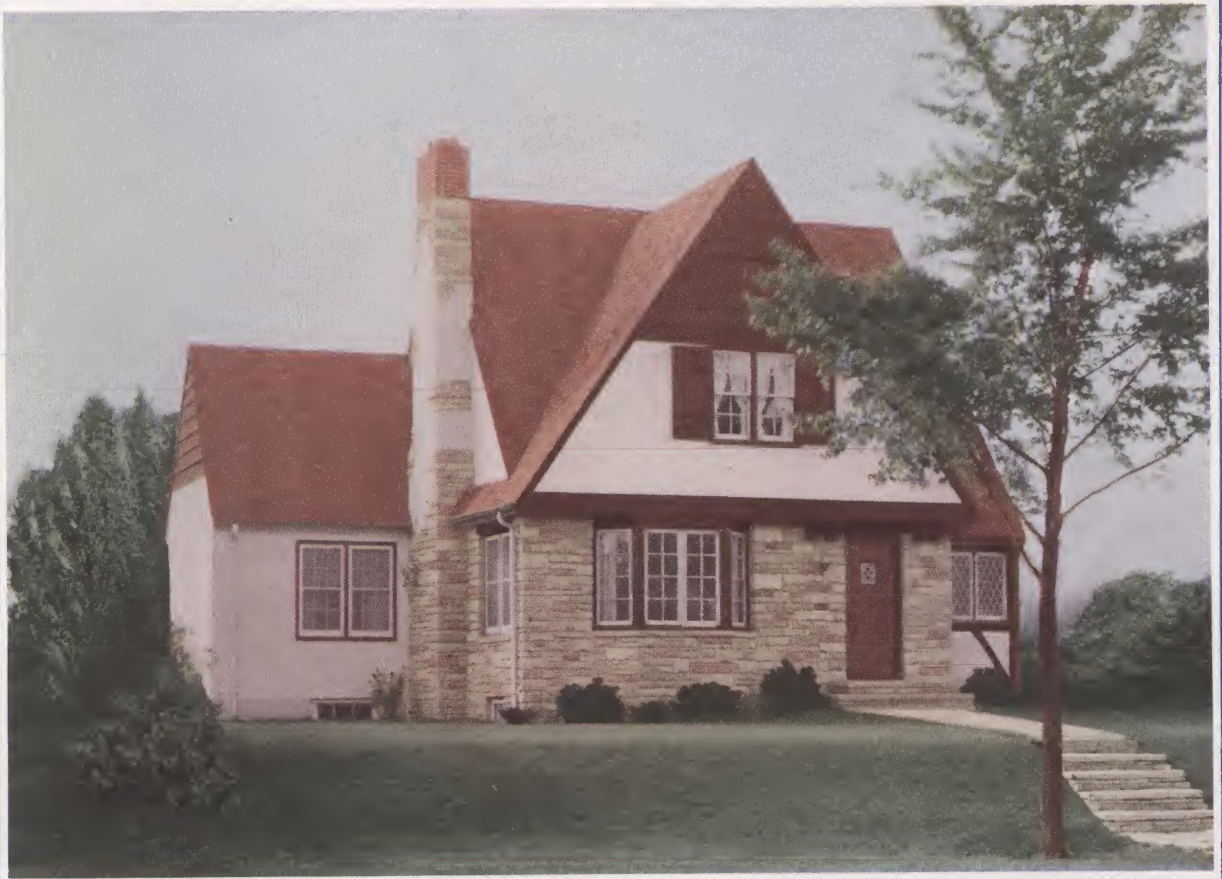
Rustic English Bungalow

Size: 28 x 42-8 ft.



THIS plan should meet admirably the requirements of those who desire all rooms on the first floor. Exceptional convenience will be noted in such features as direct access to bedrooms and bath from either kitchen or living room. There is enough additional space in the attic for two extra bedrooms if desired. Bay window in dining room and fireplace in living room add the finishing touch of individuality. The exterior in the English style is exceedingly masterful with its select combination of materials blending neatly into a very remarkable unit, the picture or studio window in the living room and the two leaded sash in the dining room rendering distinct elaboration to the appearance.

28,600 cubic feet



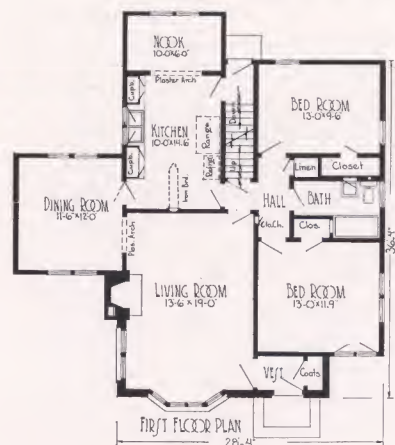
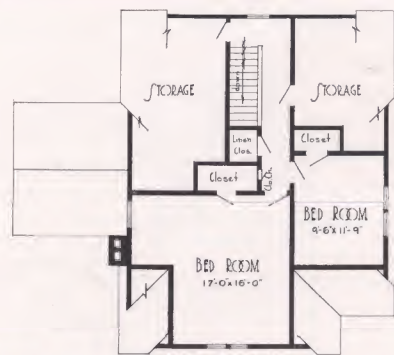
HOME BW-4533

Charming Stone and Stucco English Style

Size: 40 x 41-6 ft.

A VERY picturesque place designed for a client who wished a plan more individual than the pure Colonial two-story. Stone and stucco were used for the exterior with brown siding completing a striking example of skillful and correct architecture. Although different in layout, a very livable interior has been planned, which includes in a smaller scale most of the conveniences seen in much larger homes. For a story-and-a-half house it contains more room than you would expect at a first glance. A perusal of the floor plans will disclose a rather unusual and convenient layout.

26,252 cubic feet



BILT WELL
MILLWORK

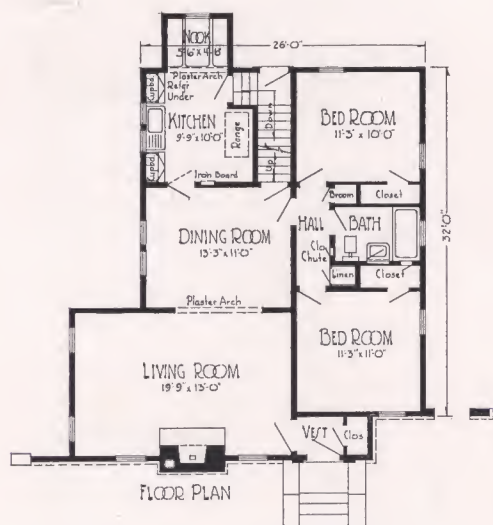
REGISTERED



HOME BW-4534

Artistic Development of Details

Size: 32 x 42 ft.



NO matter how big a house, or how small for that matter, it takes a fireplace to make it "home." Somehow a hearth seems to embody the essential quality of a home in a way no other feature can. Home practical souls who must have dollars and cents reasons for everything, can salve their consciences with these advantages of the open fireplace: there is no better ventilator, its handiness in the late spring or early fall, it greatly simplifies furnishing the room. With a closet in the vestibule, a beautifully proportioned living room, fair sized dining room, compact step-saving kitchen with attractive breakfast nook attached, two bedrooms, bath, three closets, and linen closet we have included everything that the modern home contains.

25,600 cubic feet



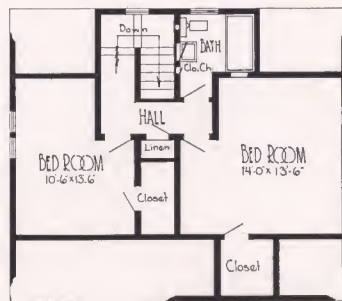
HOME BW-4535

Ideal for a Suburban Setting

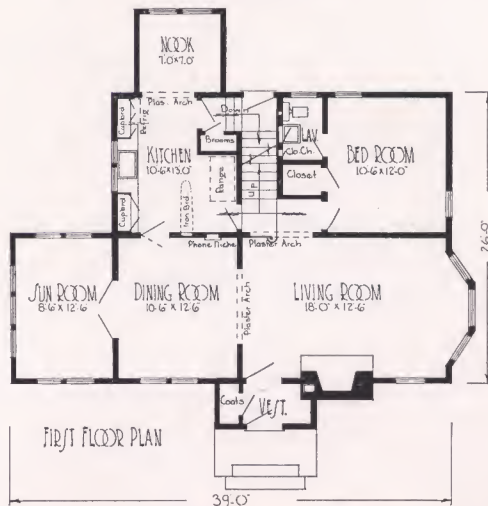
Size: 39 x 26 ft.

IN suburban developments the tendency is toward wider lots which permit the designing of wide frontage homes like this. This arresting design has a combination of several unusual features. The well designed entrance of stucco and false timber, the broad generous chimney in front, the bay window on the living room side and the beautiful lines of the roof, all harmoniously combine in the wonderful appearance of this bungalow. The room arrangement is one of the most popular with the dining room brought forward. The plan is well designed to permit cross ventilation in both bedrooms, the kitchen is compact but well arranged, and the living room with bay window is well proportioned and should be very attractive.

23,650 cubic feet



SECOND FLOOR PLAN



FIRST FLOOR PLAN



HOME BW-4536

Revelation When Siding is Used

Size: 34 x 34-6 ft.



THE desire for something different and yet still more attractive seems to have been the motive behind this design in which wide siding instead of stucco has been used on the popular English type of bungalow with chimney in front and graceful sweep to a patio on the side. This house is an example of a type that looks best and most inviting when set down close to the grade line. The plan is a very simple arrangement that has proved to be very well liked. The position of the dining room with wide opening to a large living room and flooded with light from the rear gives an effect of spaciousness that is remarkable for the size of the house. A study of the layout will show a very livable and comfy interior.

26,304 cubic feet, patio not included



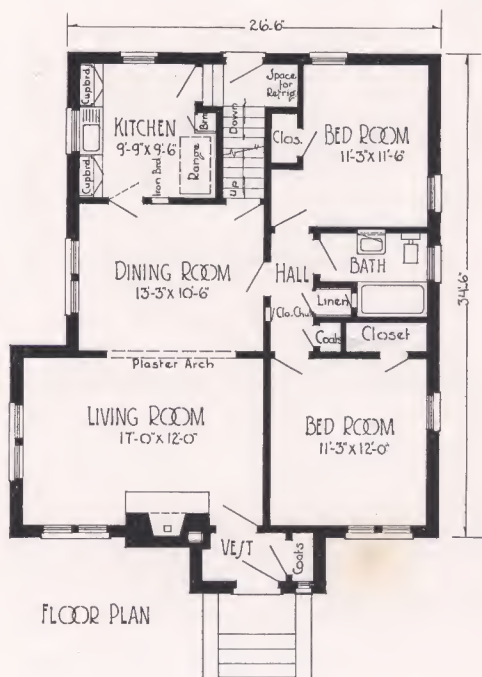
HOME BW-4537

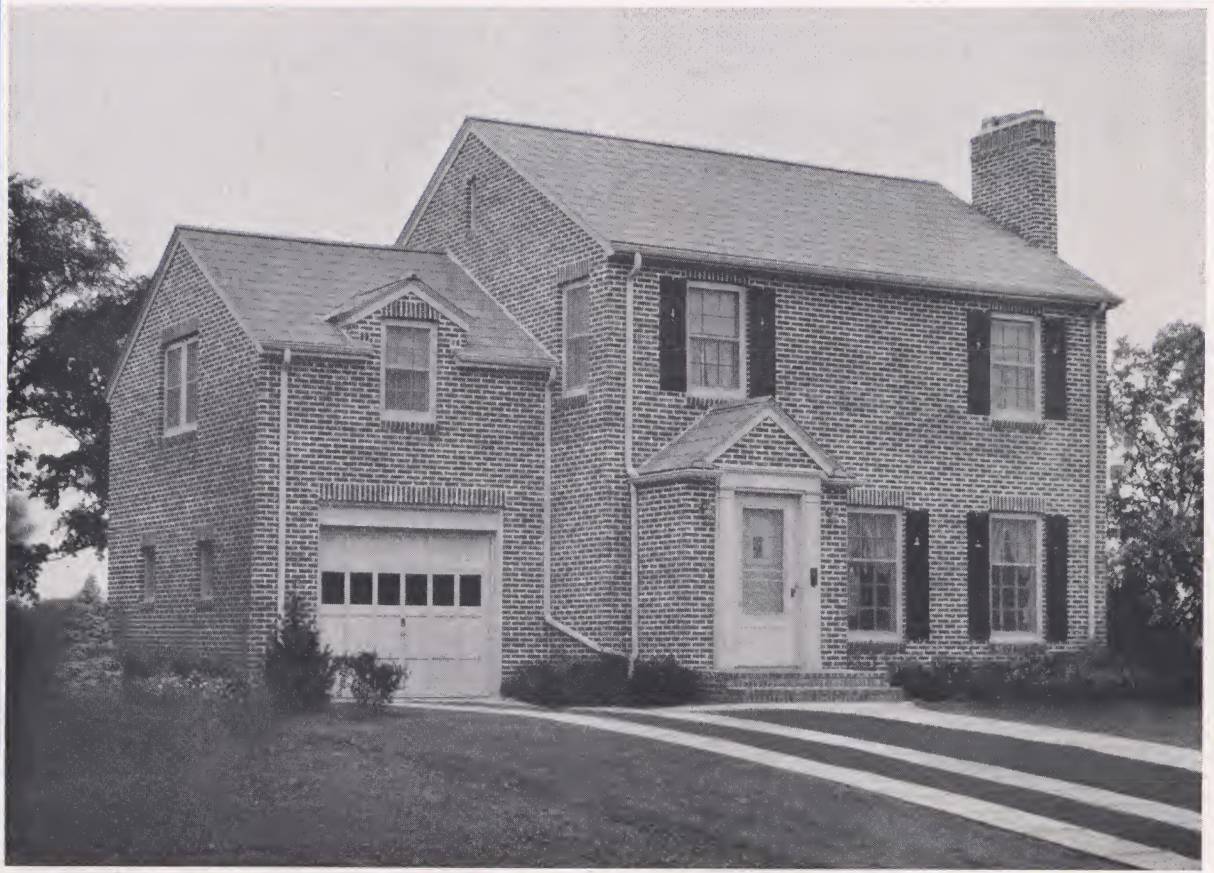
Sloping Roofs Delightfully Employed

Size: 30-6 x 34-6 ft.

IT has been the custom in the past to associate the use of brick with large pretentious houses or commercial buildings, but we are glad to see the trend slowly but surely turning to homes of moderate size. The design pictured above follows the English type of architecture, with steep roofs and symmetrical peaks, duplicating in brick what is being done in stucco or frame. It is both artistic and distinctive. The interior is cozy and attractive with large living room, and plaster arch purposely wide entering the dining room to give you full use of the two rooms together for entertaining. The kitchen, although small, is very compact and contains everything necessary for efficient work. Two bedrooms and bath with a roomy attic complete a popular little plan.

20,600 cubic feet

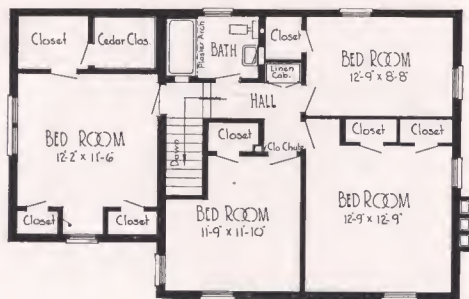




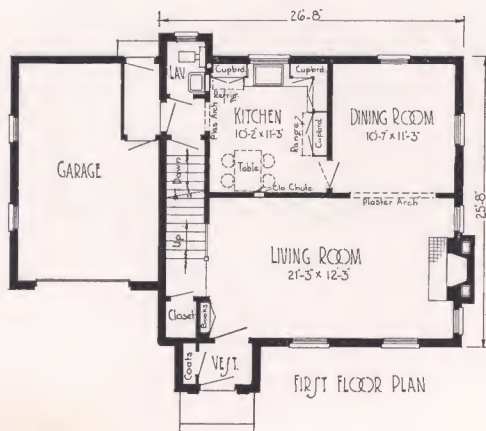
HOME BW-4538

American Colonial in Brick Veneer

Size: 38-8 x 25-8 ft.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

SUCH homes as the one illustrated are admired for their distinctly discriminative appearance, the architects having accomplished in brick what hitherto has been mostly seen in frame or shingle construction. There is an exceptionally compact and economical first floor with an attached garage which permits an extra bedroom above making a four-bedroom house. Notice the numerous closets including a cedar closet for storage of woolens. The whole scheme develops into an admirable house for its size. The vestibule with coat closet is a feature which will be well appreciated.

23,790 cubic feet, including garage



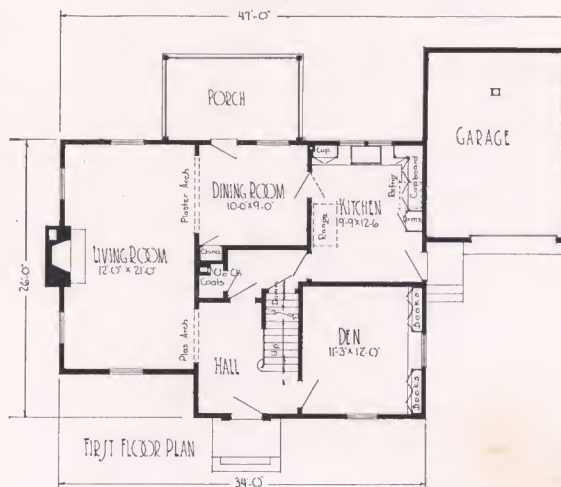
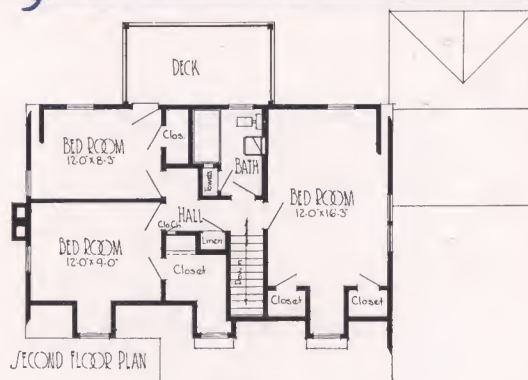
HOME BW-4539

Refined American Colonial

Size: 34 x 26 ft., garage 13 x 18-6 ft.

ATTRACTIVELY plain, with slight variation in the front elevation, this design, with its three dormers suggestive of the Cape Cod, presents a conservative and homelike appearance. On entering the stately hall one is conscious of the openness achieved by the relative arrangement of the living room and hall. To the right is a den or study excellently located for privacy. The dining room directly off the living room opens onto a roomy porch. Three bedrooms are established on the second floor with ample closet space and built-in cabinets. One bedroom opens on a deck over the porch below.

22,450 cubic feet, garage 3,200 cubic feet, porch not included

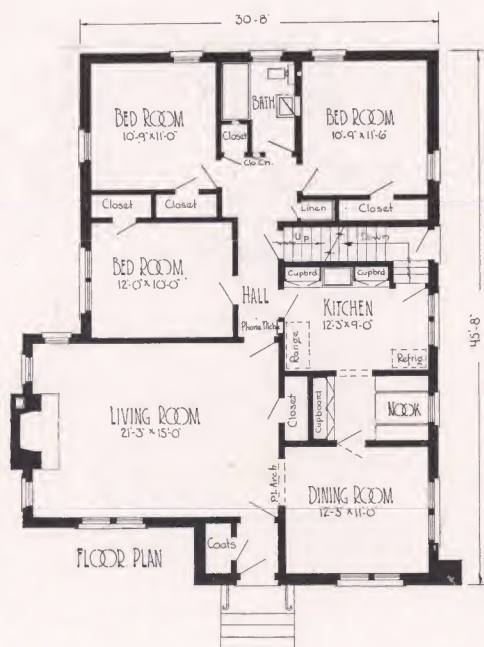




HOME BW-4540

Extremely Picturesque and Quaint

Size: 35-8 x 45-8 ft.



THERE is a strongly individual atmosphere about this substantial brick home with its gable roof extending much lower than usual. It is a delightful English bungalow design, picturesque and quaint to the extreme, every line and detail characterizing it as one of the best specimens of this type. A pretty Gothic entrance with trimming of rough stone, the old-fashioned design of chimney, the shutters on the windows, the correct size and placing of the windows in relation to the design, all contribute to its striking appearance. It is planned with three bedrooms all on one floor to afford extra accommodations for larger families. Of course this same exterior could be applied to most of the bungalow layouts shown on other pages if only two bedrooms are required.

33,750 cubic feet



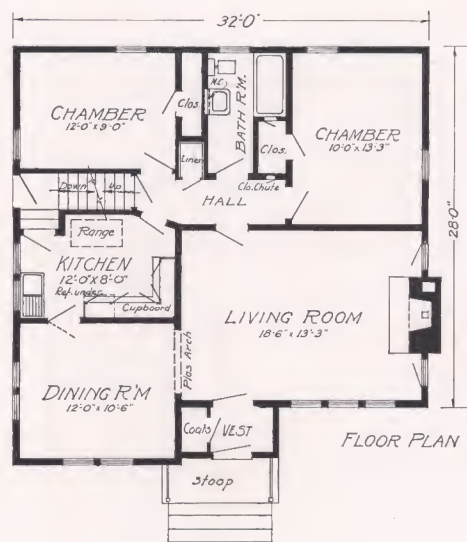
HOME BW-4541

Conservative but Invitingly Homelike

Size: 32 x 32-6 ft.

FOR an inexpensive but nevertheless attractive bungalow this design should meet the approval of people whose thoughts are conservative both in design and in cost. Of somewhat simple construction, it possesses an appearance that is wholesome and homelike without any inclination towards any particular type. The half-timbered gable, which projects slightly, breaks up the front in an interesting way. It is well proportioned, the arrangement of windows on either side of the doorway giving nice balance. The wide frontage of this design permits of an excellent layout for the interior. It is a neat and compact plan—handy, comfortable, and economical, and has proven decidedly popular with the modest home builder.

22,448 cubic feet

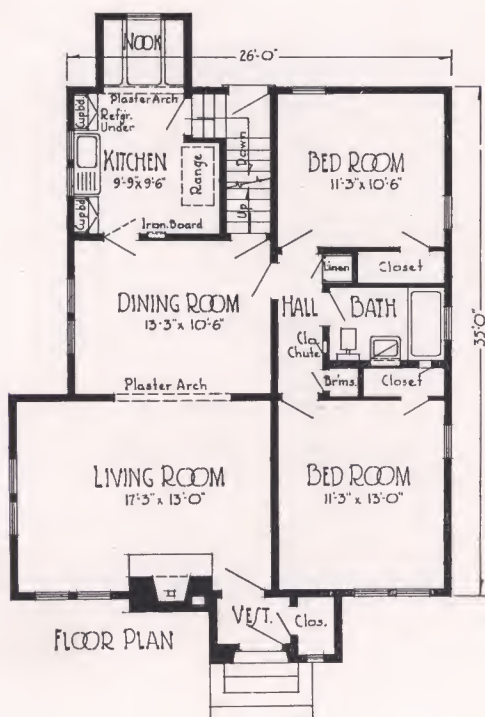




HOME BW-4542

Embodying the Essential Qualities of Home

Size: 30 x 35 ft.



SPECIAL emphasis should be given to planning interiors that will be most comfortable — that will be a joy to live in. We are living in a busier world, more cluttered and crowded. If we have less leisure, it is doubly important that it be pleasant. In this design we have a well thought-out plan with an open fireplace in a living room that has plenty of room. The closet in the vestibule should be mentioned as this will be found very handy and convenient. The well arranged kitchen with breakfast nook attached will contribute much to the comfort of this home. There are two good sized bedrooms and bath and good closet space. Upstairs there is sufficient room for two bedrooms later on if desired.

23,330 cubic feet



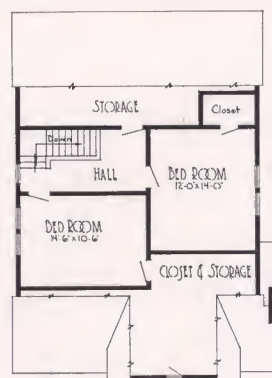
HOME BW-4543

English Type Bungalow

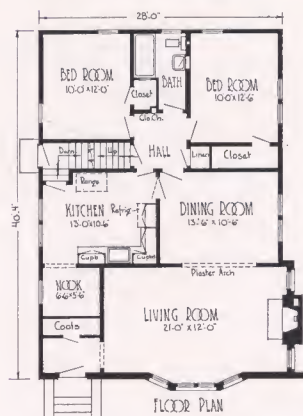
Size: 28 x 40-4 ft.

HERE is an excellent variation of the English type, with entrance on the side. The overhanging projection, accentuated with a false timber effect, adds considerably to the beauty of this design. This house is well planned to take care of the average family and is truly a joy to live in. In this plan large wall spaces are provided in the living room. The dining room is of ample size to accommodate a large dining room table and buffet. Your attention is called to the direct accessibility of the bedrooms and bath to the kitchen. The second floor rooms may be finished at a future date if one so desires.

27,660 cubic feet



SECOND FLOOR PLAN



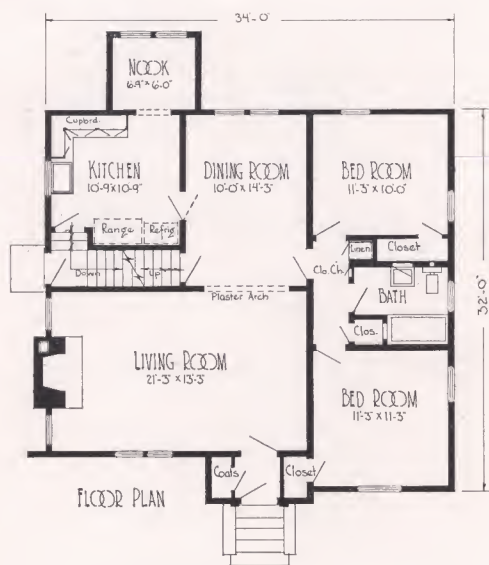
FLOOR PLAN



HOME BW-4544

Distinctive Effect With Simple Details

Size: 34 x 32 ft.



IN THE rivalry for distinctive homes, unique effects can always be had by some very simple applications of details to a design which ordinarily would appear quite conventional. Striking designs which can be worked out at a minimum of cost are indeed popular and also rare, but in this plan a few simple tricks give it distinction above the average of this type. Covering a comparatively small area, but adhering to the popular demand for a large living room with fireplace, the plan was laid out very skillfully utilizing every inch of space. With two bedrooms and bath occupying the side wing, a central dining room and a well planned kitchen with breakfast nook, you have a home that will give complete satisfaction.

26,276 cubic feet



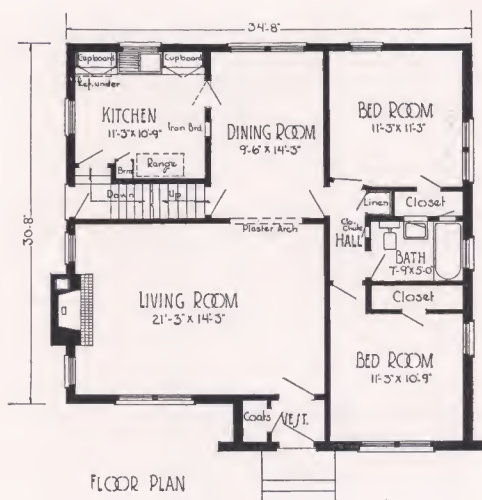
HOME BW-4545

Simplicity Its Greatest Charm

Size: 34-8 x 34-8 ft.

MANY of the best English type homes in brick are too large for the needs or resources of average people, but here is one of moderate size which achieves all the charm of larger and more elaborate designs. Its simplicity is no doubt its greatest charm, the design strongly reminding one of the countryside English cottages so common over there. This design has met with great success, the interior arrangement contributing equally to its popularity. A wonderfully large living room, with an unusual amount of wall space, is probably its greatest feature. It is a very well laid-out interior, with well planned kitchen, attractive dining room, two bedrooms and bath, and space for two additional rooms upstairs if desired.

28,350 cubic feet

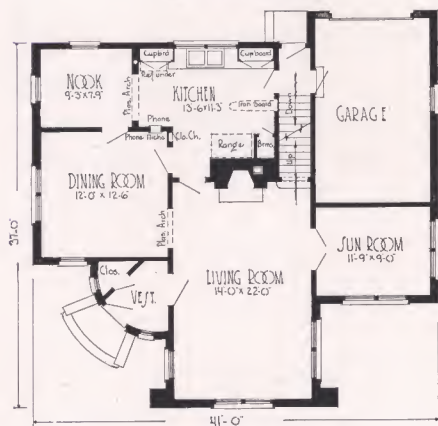
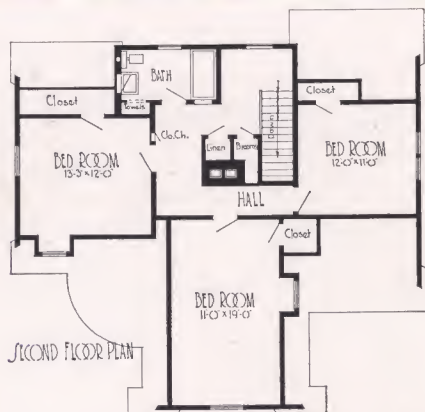




HOME BW-4546

Following the Norman Trend

Size: 41 x 37 ft.



THE salient features of this exterior, notably the circular tower, express the pattern of old Normandy. The outside of brick and stucco with half timbers showing is in accord with this style. A pretentious living room with an inside fireplace is centrally located. The kitchen has many built-in conveniences. We would especially point to the breakfast room between the dining room and kitchen, this location becoming more popular right along because it may be used as a pantry when serving in the dining room. The second floor plan shows three bedrooms with unusual closet space. The basement is partitioned off into a large amusement room, laundry, furnace room and fruit room.

30,000 cubic feet, including garage



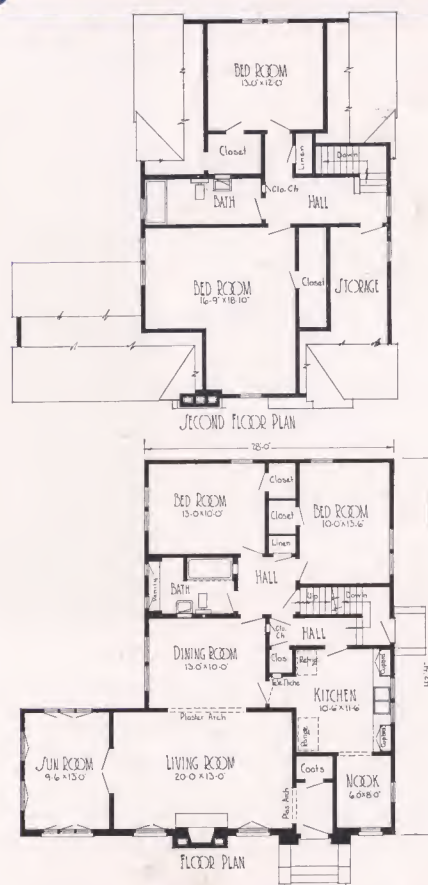
HOME BW-4547

English Bungalow with Massive Stone

Size: 42 x 42-4 ft.

HERE is real individuality in this English style home with its small overhang in the center providing a decorative variation in exterior wall treatment. The massive stone effect contrasts pleasingly with the false timbering and stucco. The living room with a well lighted sunroom and plaster arch to the dining room give the impression of spaciousness. You will notice that the rear of the first floor is very conveniently laid out. We call your attention to the bath room with recessed tub and vanity dresser over which two casement windows are separated by a mirror. The second floor need not be finished.

31,900 cubic feet





Size: 35 x 44 ft.

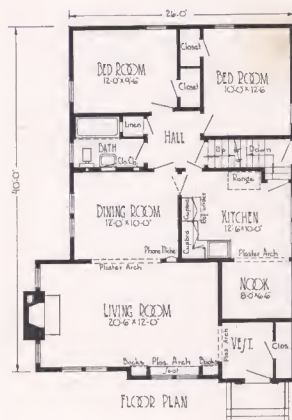


HOME BW-4548

HERE is one of the latest modifications of the Norman style which is extremely graceful and indisputably attractive. Beauty comes with the use of materials that blend a home into its setting, and in this picture the designers seem to have found

the correct formula. There are a few minor details which might be changed to suit the individual owner. In the interior there is little unprovided for in comfort and convenience. Notice the bay windows in the sunroom and breakfast nook.

26,900 cubic feet



Size: 30 x 40 ft.



HOME BW-4549

DISTINCTLY different designs of bungalows are rare, but this little home is quite out of the ordinary and yet is decidedly attractive. It is a quality house in every respect with an unusually cheerful and inviting appearance. The different

roof lines add remarkably to the appeal. A very complete and convenient layout has been devised. In this plan the kitchen is on the side with bedrooms in the rear permitting cross ventilation. This design is recommended where only five rooms are desired.

26,530 cubic feet

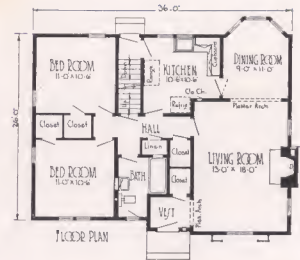


HOME BW-4550

AN exquisite amount of detail has been embodied in this attractive Colonial cottage using part shingles and part batten boards. The trellis canopy over the living room window creates a very artistic appearance. This is a very well planned

bungalow offering a satisfactory solution to the high cost of building and furnishing. It contains five rooms and bath in an arrangement that is very cozy and comfortable, and is a home that you will be proud to own and live in.

21,300 cubic feet



Size: 36 x 28 ft.

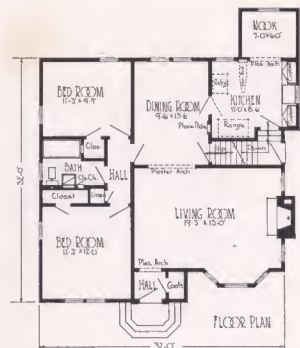


HOME BW-4551

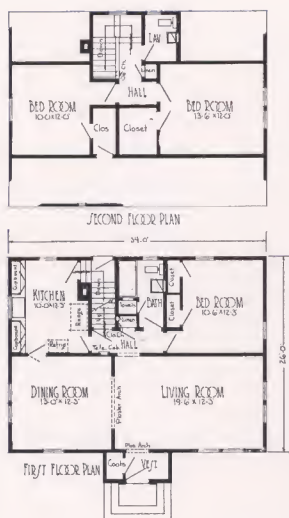
THIS newer design in siding and V-joint boards with its decorative bay window is already showing much popularity. The clean, white, neat appearance of the Colonial design has always been pleasing, and a few variations from the orthodox scheme give this bungalow its definite individuality.

You will notice that the kitchen and nook arrangement will admirably fill the requirements of the housewife. Large bedrooms are located to permit cross ventilation. A full basement with laundry, amusement room, vegetable room and furnace room make this a very complete plan.

23,400 cubic feet



Size: 34 x 38-6 ft.



Size: 34 x 26 ft.

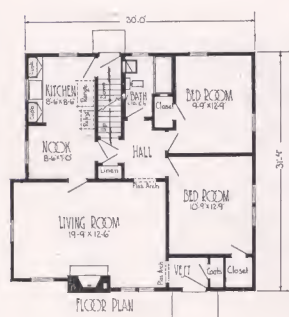


HOME BW-4552

THE hospitality and coziness of this home are brought about by the skill of the designer in working the Colonial motif into a different shape of house. This plan is wide across the front with kitchen and one bedroom in the rear. There are two bedrooms on the second floor. We show a lava-

tory on the second floor and bathroom on the first floor, although these may be reversed as is demonstrated in other plans in this book. This story-and-one-half design makes a very popular and economical house.

21,000 cubic feet



Size: 32 x 31-4 ft.



HOME BW-4553

THE demand for bungalows has led to the creation of distinctive designs differing greatly from the very few types seen in the past. The same style of architecture used in two-story houses has been applied to bungalows with wonderful success. Here we have pictured a striking design with the chimney

in front and the steep roof lines giving a neat, graceful appearance. The interior shows a popular bungalow layout. The large living room is well lighted and has good wall space. A centrally located hall leads to all rooms, making a handy arrangement.

20,000 cubic feet

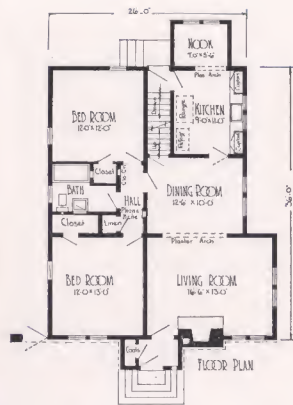


HOME BW-4554

ANOTHER attractive type of bungalow featuring the chimney in front is shown above. More symmetrical than others possibly, but its lines are all in perfect proportion, producing a very clean cut, trim and pleasing appearance. The decoration of stone trim helps the design considerably, but

where stone is not easily procurable, a trimming of brick would work out very satisfactorily. With practically the same layout as the majority of bungalows, it is well adapted to the needs of the majority of small families.

23,670 cubic feet



Size: 30 x 36 ft.

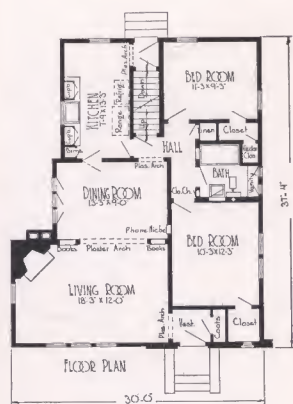


HOME BW-4555

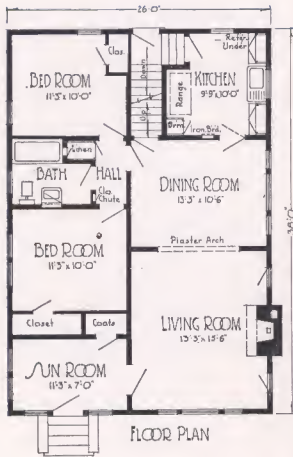
THERE is something about this combination of shingles, stone, stucco, and timber work difficult to describe; it is picturesque to the extreme and is certainly the pleasing result of individualistic design. The interior arrangement also has its appeal

as it is a very compact layout with large living room with fireplace, dining room, and kitchen on one side and two bedrooms and bath on the other side. This is one of the most popular of the five-room floor plans. Additional rooms may be had in the attic if desired.

22,240 cubic feet



Size: 30 x 37-4 ft.



Size: 26 x 38 ft.

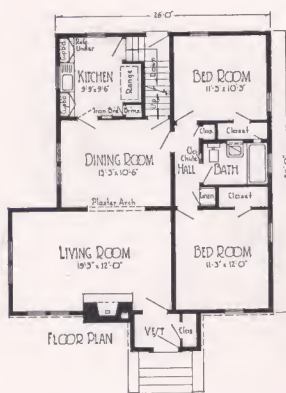


HOME BW-4556

HERE is a simple style bungalow that has been built time and again without any appreciable change. It is of the ordinary sort without any effort being made to depict any exclusive style, but it is the type of bungalow that is always saleable, because the average person of moderate means can

handle it and feel happy in it. The sunroom, although small, will be a source of comfort, and could not be omitted without sacrificing a popular feature. Five rooms and bath, and plenty of closet space combine to make this an ideal home.

21,736 cubic feet



Size: 32 x 34 ft.

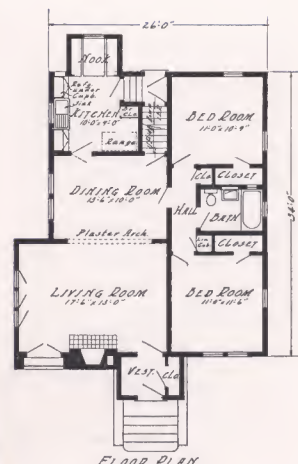


HOME BW-4557

WIDE fronts make comparatively small bungalows appear quite large. In this attractive design, the impression is created by extending the living room only. This is a very charming little home, with the ever-popular chimney linked with the entrance in quite an artistic effect. Although lim-

ited in size, you will find every accommodation included on a smaller scale. The living room is exceedingly large for this size home, and really is its most prominent and enjoyable feature. The rest of the layout is quite conventional, but thoroughly satisfactory.

21,170 cubic feet



FLOOR PLAN

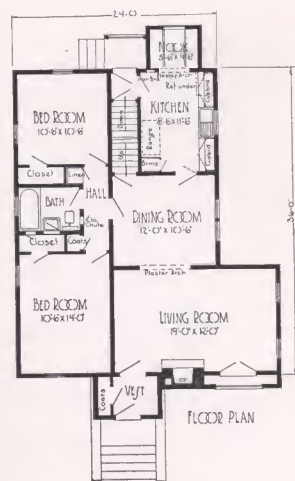
Size: 30 x 34 ft.

HOME BW-4558

THIS Spanish type of bungalow is a strong bidder for highest honors in its particular class. It is a trim, neat appearing little home with just sufficient ornamentation to make it interesting. The exterior presents a unique but very gratifying appear-

ance with rounded entrance, chimney, and long French windows. A glance at the floor plan shows a very sensible arrangement of rooms of the proper size, giving you an interior that is unquestionably splendid for household efficiency.

21,244 cubic feet



FLOOR PLAN

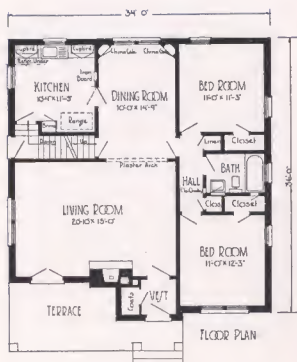
Size: 30 x 36 ft.

HOME BW-4559

DIGNITY, hospitality, and good architectural design are equally well exemplified in this fine bungalow home. There is variety to the exterior with its peaks, chimney in front, and well designed entrance, which are all so finely proportioned as to create a very artistic appearance. It is said to be

one of the most popular designs, having been built time and again without change. The plan is the popular bungalow layout of five rooms and bath — an arrangement that leaves nothing to be desired. Every comfort has been provided for.

21,000 cubic feet



Size: 34 x 36 ft.

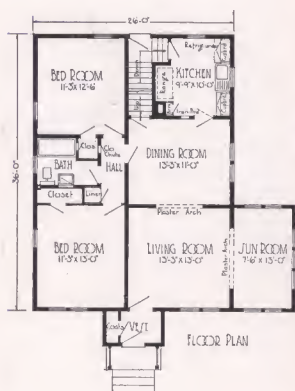


HOME BW-4560

MANY interesting things can be done in brick especially if one has frontage enough to work with. The English style or adaptations of it are well suited to brick, as seen in this remarkable specimen. The exterior is exquisite in detail with its broken front and total lack of severity of outline.

This is a design that will interest greatly, and, as it is new, a decided departure from the ordinary and still in no way impractical. There is also a splendid interior of five rooms and bath with additional space for two more rooms upstairs.

30,264 cubic feet



Size: 34 x 36 ft.



HOME BW-4561

THE illustration shows there is quite a choice in the design of bungalows which can be built at a modest figure and still give you style and comfort. There are so many arguments in favor of the siding bungalow and so few objections that this type of building is bound to maintain its popularity

and, when designed properly, should match in beauty any of the homes built of other materials. This is a very attractive home with sun parlor, but if desired the plaster arch could be omitted, making a large and cheerful living room.

20,960 cubic feet



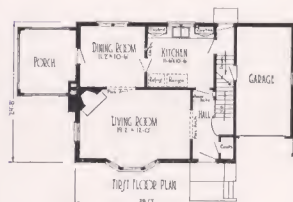
HOME BW-4562

THE house pictured above is a splendid example of how attractive a well planned small home may be. The exterior is the popular Cape Cod design nicely done in brick and siding. The house proper is 28 x 24-8 ft. with the garage affording the

20,620 cubic feet, including garage, porch not included



SECOND FLOOR PLAN



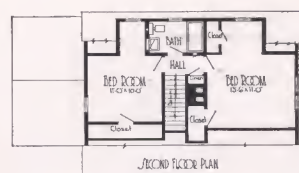
Size: 38-4 x 24-8 ft.



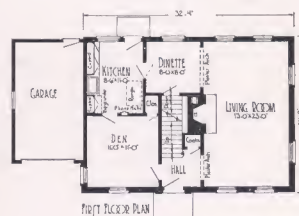
HOME BW-4563

THIS low rambling Cape Cod Colonial is delightfully attractive in its simplicity. There being very little ornamentation other than the shutters, our attention is centered upon the front entrance, strictly Colonial in design, giving a little note of adornment to an otherwise plain elevation. The

18,200 cubic feet, not including garage



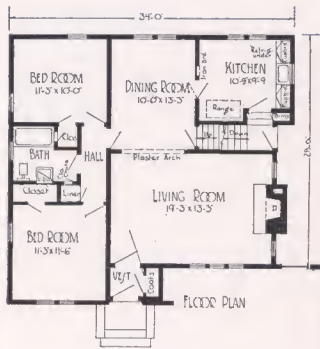
SECOND FLOOR PLAN



FIRST FLOOR PLAN

Size:
32-4 x 24-8 ft.,
garage 11 x 19-6 ft.

den to the left of the hall may be used as a dining room or, if desired, may be turned into an extra bedroom. The limited size of the halls follows the economy of keeping waste space to a minimum. The bedrooms are large with very little cut in the ceilings.



Size: 34 x 32 ft.

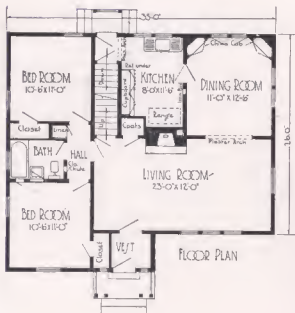


HOME BW-4564

THIS is one of our most popular bungalows, which, although the photograph does not do justice to it, really is a very attractive place. If we could show this house with its coloring situated alongside homes of various designs, you would also enthuse over it. Wide siding, painted an ivory color,

is used very appropriately with contrasting shades in the roof, trim, and shutters, making a harmony of color that is exquisite. In this design the floor plans show great possibilities for a very comfortable abode for some small family.

23,520 cubic feet



Size: 35 x 30 ft.

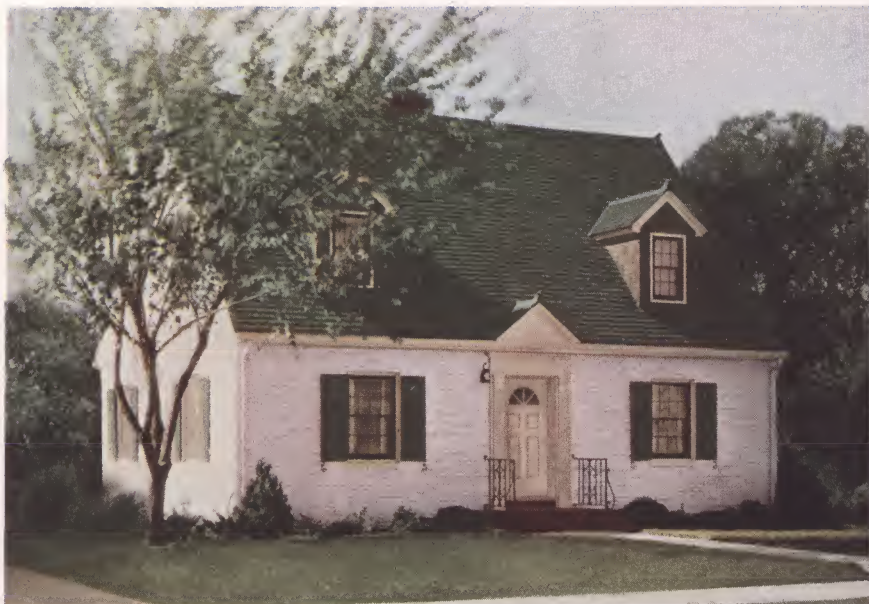


HOME BW-4565

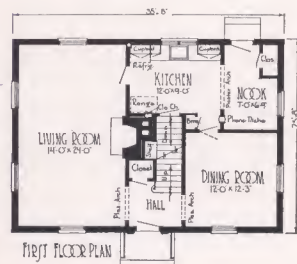
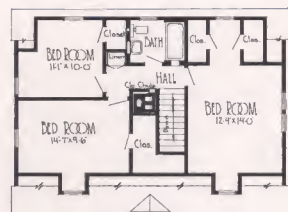
HERE is a very attractive bungalow of shingle exterior with an excellently planned interior arrangement. A glance at the floor plans will reveal a completeness of accommodations that is surprising, a thoroughness of effort to plan and include every convenience that modern home owners would

demand. A most pleasing feature is the splendid living room twenty-three feet long, which includes a fireplace. Also notice the clever handling of a coat closet, which is most essential. The upstairs could accommodate two additional bedrooms if so desired.

23,115 cubic feet



HOME BW-4566



Size: 35-8 x 25-8 ft.

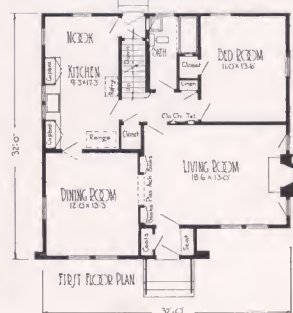
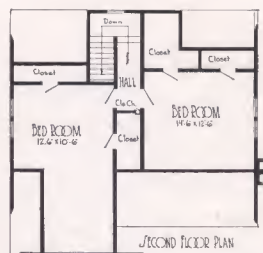
THE charming constructional details of this medium sized Cape Cod Colonial attract much favorable comment. The exterior design has been particularly admired with its brick painted white and white siding above. The interior layout, which is uncommonly well planned in a home of this size, has

brought forth exclamations of delight. It is a splendid arrangement of six rooms and a bath with an attractive long living room with central fireplace. The closet space is large and unusually well arranged, there being two closets in the master's bedroom.

22,800 cubic feet



HOME BW-4567



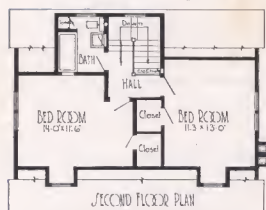
Size: 32 x 32 ft.

IN this bungalow we have presented the prospective builder's conception of a truly artistic home, unquestionably as attractive and "home appealing" a design as can be found—one that combines a beau-

tiful exterior with a practical and well planned interior that will surely please the most critical home builder. A house of this type will stay in style a great number of years keeping its resale value at a high point.

22,430 cubic feet

J.L. Dermody - 201-23 No. 24X32 Phone 13058



Size: 32 x 24 ft.



HOME BW-4568

7 First & 2nd floors.

THIS inexpensive six-room Colonial home follows in a general way the Cape Cod style but differs from the usual run of floor plans. A close study reveals many fine features in its arrangement notably the direct passage from the kitchen to

all rooms and second floor and the convenient lavatory on the first floor in the central hall. There is one bedroom on the first floor and two bedrooms and a bath on the second floor. We think this is an exceptionally convenient layout.

17,350 cubic feet



Size: 32 x 26 ft.



HOME BW-4569

TO the individual owner who wants a roomy house of the newer type but not too faddish, this design should be a fitting compromise. It is a well balanced design, shows up to advantage in any surroundings, and from an architectural point of

view it is excellent. Two bedrooms on the first floor are unusual in the Cape Cod type. Space for additional rooms is available in the attic. A new treatment of the exterior is shown in the shingles laid with wide and narrow exposure.

20,800 cubic feet

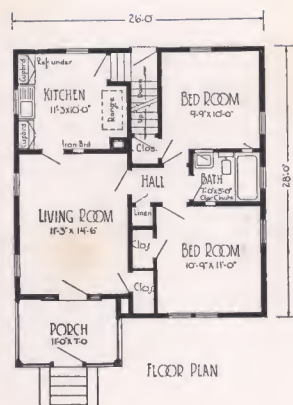


HOME BW-4570

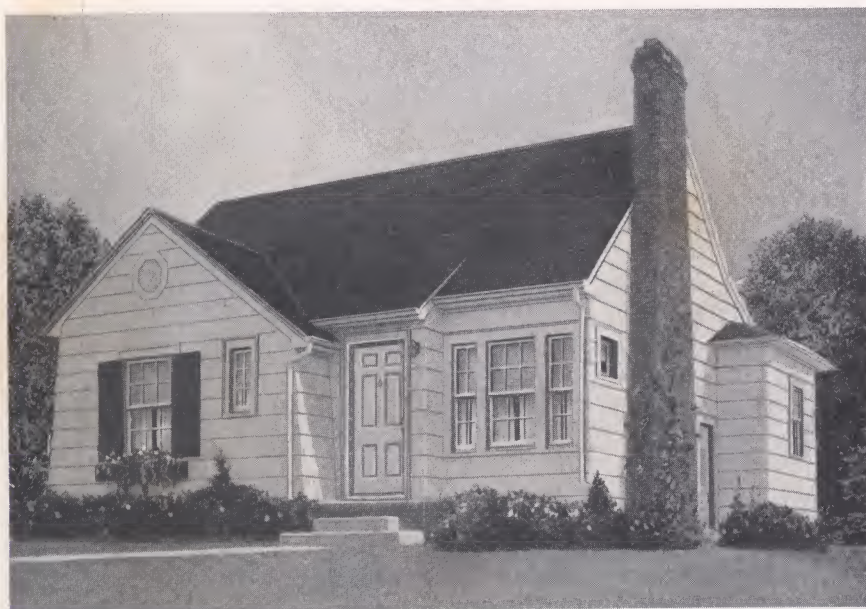
IF a four-room bungalow will satisfy your present requirements, and one has to conform to the inevitable cost limitation, this plan should be satisfactory. When circumstances change, this home will be saleable usually at a profit. It contains two bed-

rooms and bath, kitchen, and a combined living and dining room which is most satisfactory. In the small house it affords at least one room of generous proportions, which is far superior to two rooms neither one of which is probably adequate for its purpose.

15,288 cubic feet



Size: 26 x 28 ft.

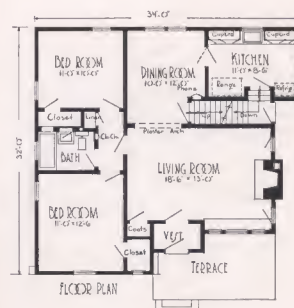


HOME BW-4571

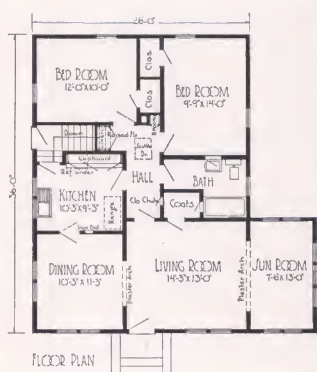
THIS distinctive and artistic home is a beautiful example of the application of Colonial designing in the bungalow. Shingles have been used, but wide siding could be substituted in accomplishing an equally good effect. It is delightfully attractive in structural lines and inexpensive to build. The floor

plan is unquestionably different than the usual run of bungalows. At the left of the vestibule a convenient coat closet is provided. The relative position of the dining room to the living room makes an especially good arrangement.

20,300 cubic feet



Size: 34 x 32 ft.



Size: 34 x 36 ft.

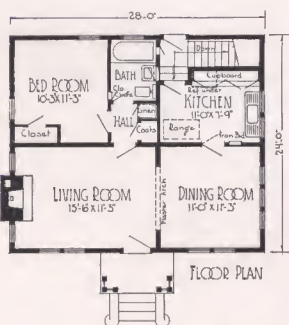


HOME BW-4572

THIS beautiful little siding bungalow has a peculiar charm all its own. It is proof that beauty in homes is not a matter of size or cost. Of simple construction, it should be economical to build, and yet in appearance it will attract a great deal of interest. It possesses an interior arrangement of five

rooms and bath in a very satisfactory plan, with the two bedrooms each having cross ventilation. Eliminating the plaster arch between the living room and sunparlor would provide a large and cheerful living room and still retain the sunparlor comfort in one end.

20,960 cubic feet



Size: 28 x 24 ft.



HOME BW-4573

AFTER all there is nothing so pleasingly home-like as a simple little Colonial bungalow of shingle construction, especially if it is designed properly. It would almost be inappropriate to describe the little home pictured above in building terms; it is

such an attractive, appealing little place that anyone could become attached to it. It would not be hard to imagine this design as a very desirable home for some young couple, as the interior layout will provide very comfortable living quarters for a small family.

14,100 cubic feet

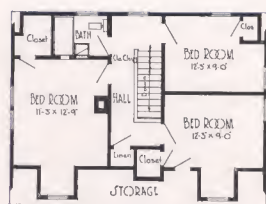


HOME BW-4574

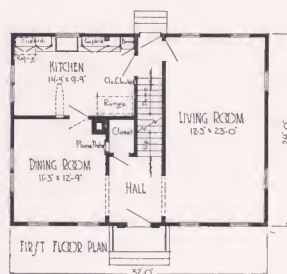
THE trim, neat, substantial appearance of the Cape Cod design is its greatest asset. It is a sensible type, built along somewhat plain but practical lines, but it is greatly appreciated by those who desire freedom from any design veering toward freakishness. Because of its smart, tailored appearance,

it will never fail to gain attention. This plan resembles the American Colonial design with its central hall downstairs and three bedrooms and bath upstairs. By lowering the studs to eight feet the same number of rooms will remain although the size will be smaller and the ceilings cut.

18,450 cubic feet



SECOND FLOOR PLAN



FIRST FLOOR PLAN

Size: 32 x 24 ft.

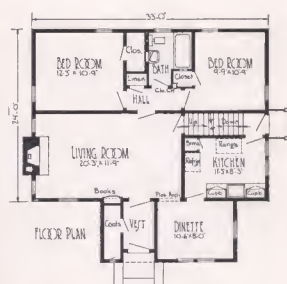


HOME BW-4575

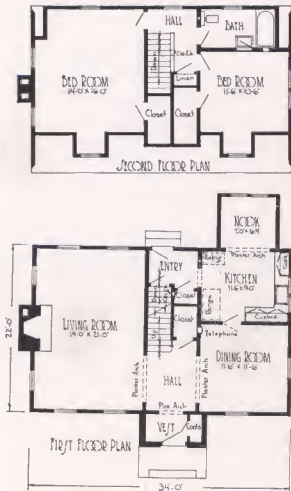
THE design of this bungalow follows no special type and should harmonize with the homes in any community of simple and economical construction; the only variety is the front gable which lends an artistic effect with the circular head over the

front entrance. We have presented somewhat of a variation in the floor arrangement with dinette large enough to accommodate four to six people. Most bungalows lack a coat closet for visitors' wraps, but in this design we have contrived one in the vestibule.

17,460 cubic feet



Size: 33 x 32-6 ft.



Size: 34 x 22 ft.

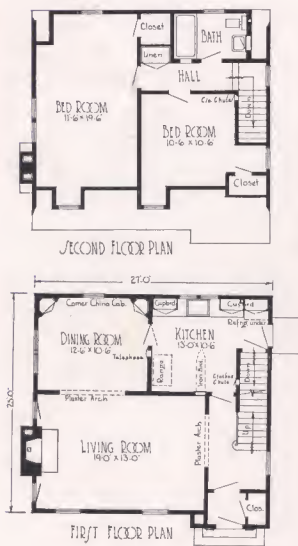


HOME BW-4576

THIS variation in the Cape Cod Colonial shows the front entrance a little off the center. The addition of the vestibule built in front and of brick painted white is a feature of particular unusualness. The floor plan shows a good-sized living room with fireplace on one side, with dining room, well

arranged kitchen, and breakfast nook on the other. There are two bedrooms and a bath upstairs. Most of the conveniences desired in a home are included. There is more than the usual amount of closet space seen in a home of this size—a feature very much sought after by the small family.

18,350 cubic feet



Size: 27 x 25 ft.



HOME BW-4577

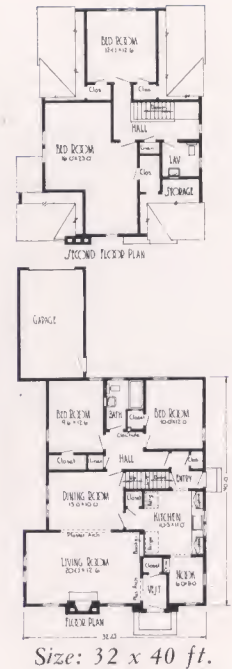
THIS design of the Cape Cod type presents a different arrangement with the entrance on the right instead of in the center. Its general appearance is quite similar, but the interior layout is changed considerably to make this home suitable for

a narrow lot. Houses of this character can be made extremely attractive. With a white siding exterior, shutters painted to harmonize with the general color scheme, nice shrubbery judiciously laid out you will have a home which will appeal to all.

16,400 cubic feet



HOME BW-4578



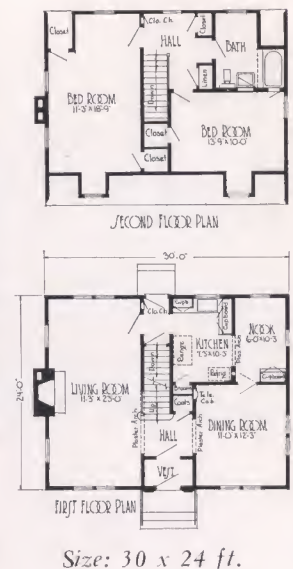
FROM the standpoint of variety the English style stands foremost, lending itself admirably to all sorts of decorative treatment without loss of conservatism so long as the general design is followed. In the above illustrated English type bungalow we have used white siding in contrast with a red brick

chimney. The many roof lines lead one's attention to the various parts of the house finally focusing on the simple hospitable entrance. This home has all the rooms on one floor with a conveniently located kitchen. The two rooms in the attic may be finished at a future date.

29,000 cubic feet, not including garage



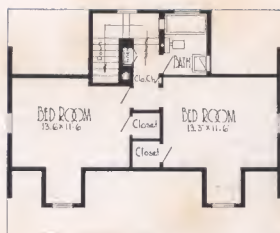
HOME BW-4579



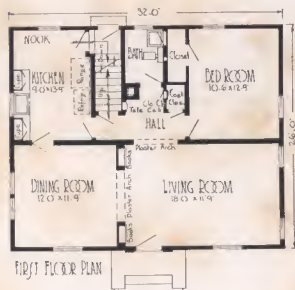
THERE is a certain warmth to homes of shingle exterior that no other form of construction gives. Shingles lend themselves to various tints, and when the proper color scheme is employed a wonderful and artistic effect is obtained. In this delight-

ful Cape Cod home the gray shingles contrast mildly with the white trim. Notice the novel system of laying the shingles with uneven exposure. The floor plan is very simple but shows much constructive thought in its design.

17,250 cubic feet



SECOND FLOOR PLAN



FIRST FLOOR PLAN

Size: 32 x 26 ft.

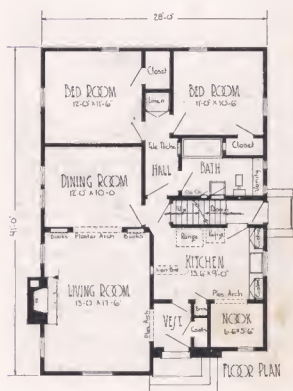


HOME BW-4580

THIS Cape Cod Colonial was designed particularly for those who desire a three-bedroom house at a reasonable cost. The neat Colonial lines accentuated a little by the predominant front entrance give a definite distinction which is free from any faddishness. The floor plans show a good-sized

living room, dining room, kitchen and one bedroom and bath on the first floor. On the second floor are two bedrooms and bath and good closet space. On account of the absence of unnecessary frills this home is economical in every respect.

19,140 cubic feet



Size: 28 x 41 ft.



HOME BW-4581

THERE is a delightful combination of details in the exterior plan of this English type bungalow. Such features as false timber work with stucco and the flare of stone on the side are all worked out in perfect harmony resulting in a finished product that is remarkable in a home of this size. The floor

plan incorporates the most advanced ideas of modern layouts such as a direct passage from the vestibule to the kitchen. We believe that for a two-bedroom bungalow this interior will be found unexcelled for its convenience.

24,700 cubic feet



HOME BW-4582
Size: 24 x 36 ft.
17,280 cu. ft.



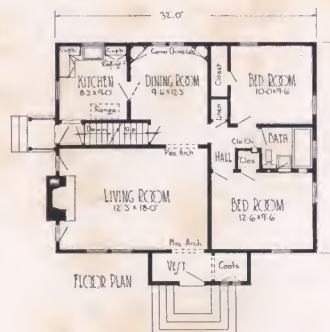
HOME BW-4583
Size: 30 x 30-6 ft.
17,300 cu. ft.



HOME BW-4584
Size: 32 x 30 ft.
19,780 cu. ft.



HOME BW-4585
Size: 32 x 30 ft.
19,510 cu. ft.

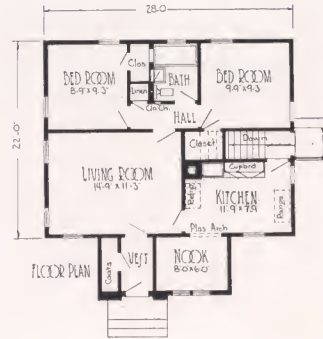




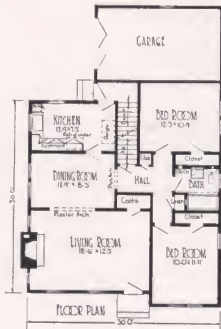
HOME BW-4586
Size: 30 x 42 ft.
20,570 cu. ft.



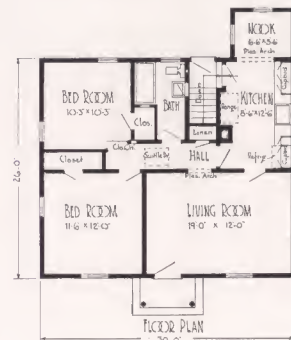
HOME BW-4587
Size: 28 x 29 ft.
14,350 cu. ft.



HOME BW-4588
Size: 30 x 35 ft.
21,570 cu. ft., not including garage

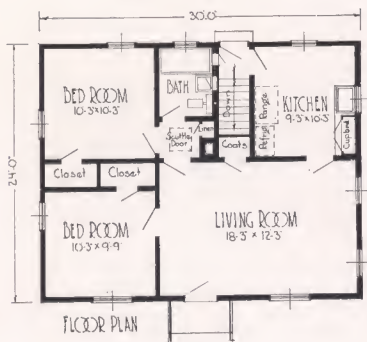


HOME BW-4589
Size: 30 x 32 ft.
17,260 cu. ft.

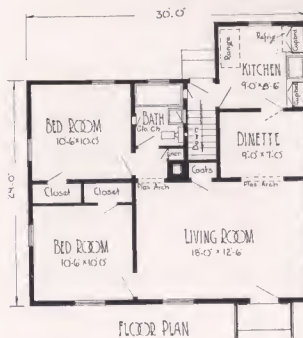




HOME BW-4590
Size: 30 x 24 ft.
14,400 cu. ft.



HOME BW-4591
Size: 30 x 30 ft.
15,540 cu. ft.

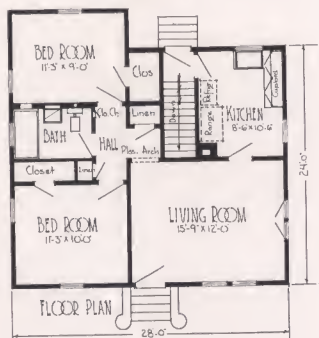


diagonally on side walls and floors, then add 7/8 more to the previous figures for the waste, as each board has to be cut at both ends. Sheathing is sometimes spaced 2" on roofs and a deduction of about 1/6 should be made from the total area. A rule often used in figuring wall sheathing is to get the surface area without deducting openings, allowing the openings for waste.

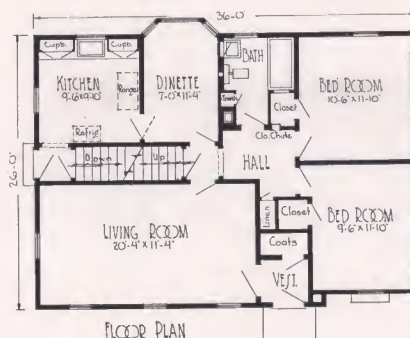
How to Estimate Ship-lap: Get the exact surface and allow for the floors 1/6 or 17%; for sidewalls 1/5 or 20%; for roofs 1/4 or 25%. The exact surface or the number of board feet of sheathing or ship-lap is found by multiplying the outside measurement of the building by the height of the studding to which add for gables. The surface of a gable is found by multiplying the width of the building by half the height from the plate to the ridge of the roof.

How to Estimate Floors: There are two classes of flooring, namely dressed or square edged flooring, or dressed and matched flooring. The square edged flooring ordinarily has a face width about 2 1/2".

14,325 cu. ft.

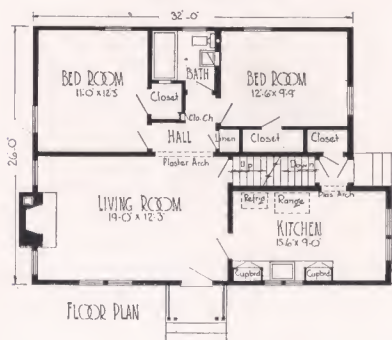


HOME BW-4593
Size: 36 x 26 ft.
20,200 cu. ft.

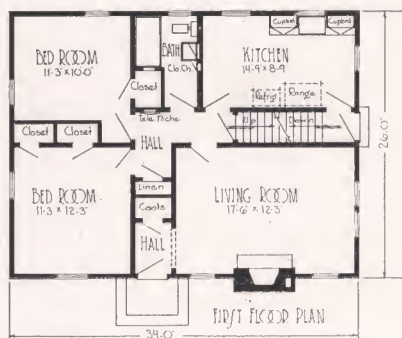




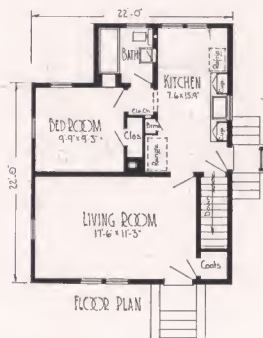
HOME BW-4594
Size: 36 x 26 ft.
18,170 cu. ft.



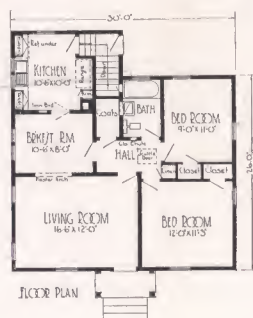
HOME BW-4595
Size: 34 x 26 ft.
18,210 cu. ft.



HOME BW-4596
Size: 22 x 28-6 ft.
11,540 cu. ft.



HOME BW-4589
Size: 30 x 32 ft.
17,270 cu. ft.



Helpful Building Information

CARPENTER WORK

How to Estimate Studs: For walls and partitions allow one stud to the foot for 16 inch centers. This will be sufficient allowance to include doubling of studs on corners, doors, and windows. Plates and other places requiring studding must be estimated separately. To estimate the number of studding required for plates, add together in feet the lengths of the outside walls and partitions which require plates and divide by the length of the studding used for plates. This amount doubled will give the number required for double plates on the outside walls and single plates top and bottom on partitions.

How to Estimate Bridging: Joists are almost always bridged, and studs occasionally. A rough estimate is 3' to every lineal foot for each row. For joists spaced 16" centers, it takes bridging 17" long for 2"x10" joist; for a 2"x12" joist 18½"; for a 2"x8" joist 16". For double or cross bridging it will then take twice that amount for each space of 16". Most lumber yards sell bridging already cut to fit any spacing or size of joist at so much a piece and in that case it would only be necessary to figure out the number of pieces required.

How to Estimate Sheathing: To estimate the quantity of sheathing, calculate the exact surface to be covered, deduct the openings and then add the following:—For floors 1/7 or 15%; for side walls 1/6 or 17%; for roofs 1/5 or 20%. Sheathing and ship-lap are sometimes nailed diagonally on sidewalls and floors, then add 7% more to the previous figures for the waste, as each board has to be cut at both ends. Sheathing is sometimes spaced 2" on roofs and a deduction of about 1/6 should be made from the total area. A rule often used in figuring wall sheathing is to get the surface area without deducting openings, allowing the openings for waste.

How to Estimate Ship-lap: Get the exact surface and allow for the floors 1/6 or 17%; for sidewalls 1/5 or 20%; for roofs ¼ or 25%. The exact surface or the number of board feet of sheathing or ship-lap is found by multiplying the outside measurement of the building by the height of the studding to which add for gables. The surface of a gable is found by multiplying the width of the building by half the height from the plate to the ridge of the roof.

How to Estimate Floors: There are two classes of flooring, namely dressed or square edged flooring, or dressed and matched floorings. The square edged flooring ordinarily has a face width about ½" less than its nominal width; thus a piece of 6" square edged flooring has a face width of 5½", a 4" piece has a face width of 3½". The loss in case of the 5½" face flooring is 1/11 and in case of the 3½" face, the loss is 1/7. But in addition to these mill losses, there is generally waste owing to bad ends, etc., so that after estimating the exact area of the floor, add the following:—For 6" flooring 1/9 or 11%; for 4" flooring add 1/5 or 20%; which gives the number of board feet required.

For estimating dressed and matched flooring, get the exact area and add the following:—For 6" flooring add 1/6 or 17%; for 4" flooring add ¼ or 25%; for 2¼" flooring add 36%; and for 1½" flooring add 52½%, which gives the number of board feet required.

How to Estimate Siding: In estimating siding, calculate the exact surface, deducting openings and add ⅓ or 33% if 6" siding with 4½" to 4¾" to the weather; add 2/5 or 40% for 5" siding; add ½ or 50% for 4" siding to the actual surface which was found under the item sheathing. 6" siding is generally laid 4½" to the weather, 5" siding 3½" to the weather, and 4" siding 2½" to the weather.

ROOFING

Roof Pitch: The pitch of a roof is taken from the level of the walls to the ridge. A ¼ pitch is ¼ of the span over the walls; ⅓ pitch is ⅓ of the span, etc. Thus a 24' span would on a ¼ pitch give a rise of ¼ of 24' or 6'. A convenient rule to get the length of a rafter for a ¼ pitch roof is to multiply the span by 7/12; for a ⅓ pitch multiply span by 3/5; for ⅔ pitch by 5/6; for a 1/2 pitch by 7/10; for ¾ pitch by 4/5.

Shingles (CEDAR): Lay shingles 4½" to 5" to weather when slope of roof is ½.

Exp. to Weather Inches	Width of Shingles	
	4"	6"
4"	900	600
4½"	800	540
5"	720	480
6"	600	400
7"	514	343
8"	450	300

Above allows for no waste.

Allow 6% on plain work.

Allow 10% on hip, gambrel, etc.

Shingles are figured as 1000 shingles 4 inches wide, four bunches to 1000. For siding and wall, lay shingles 5" to weather.

Dimension shingles are 4, 5, and 6 inches wide.

One man should lay 1200 shingles in 8 hours on plain work and 900 per day on irregular work.

Use 5 lbs. of 3 penny per 1000.

Use 7½ lbs. of 4 penny per 1000.

BRICK WORK

Brickwork: Brickwork is generally measured by the one-thousand bricks laid in the wall. Different methods of computing the number of bricks are followed in different sections of the country. The most general is to allow some certain number to the square foot for the different thicknesses of walls built. If there are many belts of cut stone, terra cotta, etc., they should be deducted, or too many actual bricks may be sent to the building.

Every sq. ft. of 4" to 4½" in thickness equals 6½ brick.
Every sq. ft. of 8" to 9" in thickness equals 13 brick.
Every sq. ft. of 12" to 13" in thickness equals 19½ brick.
Every sq. ft. of 16" to 17" in thickness equals 26 brick.
Every sq. ft. of 20" to 21" in thickness equals 32½ brick.
Every sq. ft. of 24" to 25" in thickness equals 39 brick.

This method gives the actual brick required, allowing for waste and breakage but not the number in wall measure which would be on the basis of 6 brick for each 4". To find the number of brick by this rule, find the number of actual square feet in a wall and multiply by the number in table for a wall of that thickness. Usually half the openings are deducted. No allowance is made for very small openings.

Actual Quantity: From the table 19½ bricks are required for a cubic foot, but 18 are enough of the national size which is becoming the standard 2¼ x 3¾x8. The actual number will usually run about ⅔ of the wall measure when the openings are about the average number and size.

Mortar per 1000 Brick: For 1 to 3 cement and sand mortar allow 1½ bbl. of cement and ⅔ of a yard of sand. For a good lime and cement mortar allow ⅞ bbl. lime, 1¼ bbl. of cement and ⅔ yard of sand. For good lime allow ½ bbl. lime and ⅔ yard of sand. Mortar colorings, red, ⅜" to ½" joints, allow 1 bbl. to 6,000 or 50 to 60 lbs. per 1000 brick. Mortar coloring, red, ¼" joints allow 1 bbl. to 8000. Coloring comes in barrels of 500 lbs. Fire clay, 1 ton to 7000 to 8000 brick, used for brick and flue lining.

Chimneys: Chimneys are usually estimated by the lineal foot in height. A bricklayer and laborer will lay on an average of 500 common brick a day on short chimneys; if the greater part is above the roof, the number is less.

Number of bricks required for small chimneys.

No. of Flues	Size of Flues	Size of Chimney	No. Brick to Foot
1	8½x 8½	17x17	29
2	8½x 8½	17x29	49
3	8½x 8½	17x37	66
1	8½x13	17x21	34
2	8½x8½ & 8 x13	17x33	54
2	8 x8½ & 8½x13	17x33	54
2	8½x13	17x37	59
3	8½x13	17x54	86
1	8½x16	17x25	38
1	13 x13	21x21	38
2	13x13 & 8"x4"	29x37	108
1	13 x16	21x25	44

LATHING

Lathing is always estimated by the square yard, and in the measurement of same no allowance is made for openings of an ordinary size. The table given below will show the number of lath required per 100 square yards.

Lath ⅜x1⅜ in. x 4 ft. requires 1,400 lath per 100 sq. yds.

Lath ⅜x1 in. x 4 ft. requires 2,200 lath per 100 sq. yds.

PLASTERING

Plastering is always estimated by the square yard, and in the measurement of same no allowance is made for openings of an ordinary size. The following table will show the amount of material required for 100 yards of plastering:

Hard Wall Plaster: Drawn work, two coats and one coat lime finish:

9 sacks hard wall plaster.
1 yard sand.
2 bushels lime.
1 sack hard wall finish.

Dry Work:

10 sacks hard wall plaster.
1½ yards sand.
2 bushels lime.
1 sack hard wall finish.

PAINTING

Particular attention should be given to the use of plenty of good paint on all frame buildings; its use adds from 100 to 200 per cent to the life of the buildings, and is one of the best investments the builder can make; it not only preserves the life of the wood to a wonderful degree, but adds beauty to the home.

When estimating quantity of paint required for a given surface it is impossible to set forth a rule that will apply in all cases, owing to the variation in thickness of the paint used and kind of wood or other material to which it is applied, the age of the surface, etc. The following is an approximate amount for ordinary work. One gallon of mixed paint will cover from 200 to 250 square feet of wood surface two coats, if the surface is not too aged. When mixing paint the following proportion of materials is an average: 6½ to 7 gallons of linseed oil to each 100 pounds of white lead.

CONCRETE WORK

Ingredients in One Cubic Yard of Concrete:—

Sand-voids, 40%; stone-voids, 45%; Portland-cement barrel yielding 3.65 cu. ft. of paste. Barrel specified to be 4.4 cu. ft.

Proportions

by volume 1:2:4 1:2:5 1:2½:5 1:3:5 1:3:6

Barrels cement per
cubic yard concrete .. 1.48 1.29 1.21 1.14 1.02

Cubic yard sand per
cubic yard concrete... 0.45 0.39 0.46 0.52 0.47

Cubic yard stone per
cubic yard concrete .. 0.90 0.98 0.92 0.87 0.93

To order material for a job that contains, for instance, 150 yards of concrete of a 1:3:5 mixture, it is only necessary to use the above table as follows:—

In the column for the 1:3:5 mixture opposite the barrels of cement per cubic yard is the factor 1.14, opposite cubic yards of sand 0.52 and opposite cubic yards of stone 0.87.

Each yard of concrete will require:—

1.14 barrels of cement, 0.52 cubic yards of sand, and 0.87 cubic yards of stone.

The total of the work will be:

150x1.14=171.00 barrels of cement.

150x0.52= 78.00 cubic yards of sand.

150x0.87=130.50 cubic yards of stone.

This method gives the actual brick required, allowing for waste and breakage but not the number in wall measure which would be on the basis of 6 brick for each 4". To find the number of brick by this rule, find the number of actual square feet in a wall and multiply by the number in table for a wall of that thickness. Usually half the openings are deducted. No allowance is made for very small openings.

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C+L 10.00

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